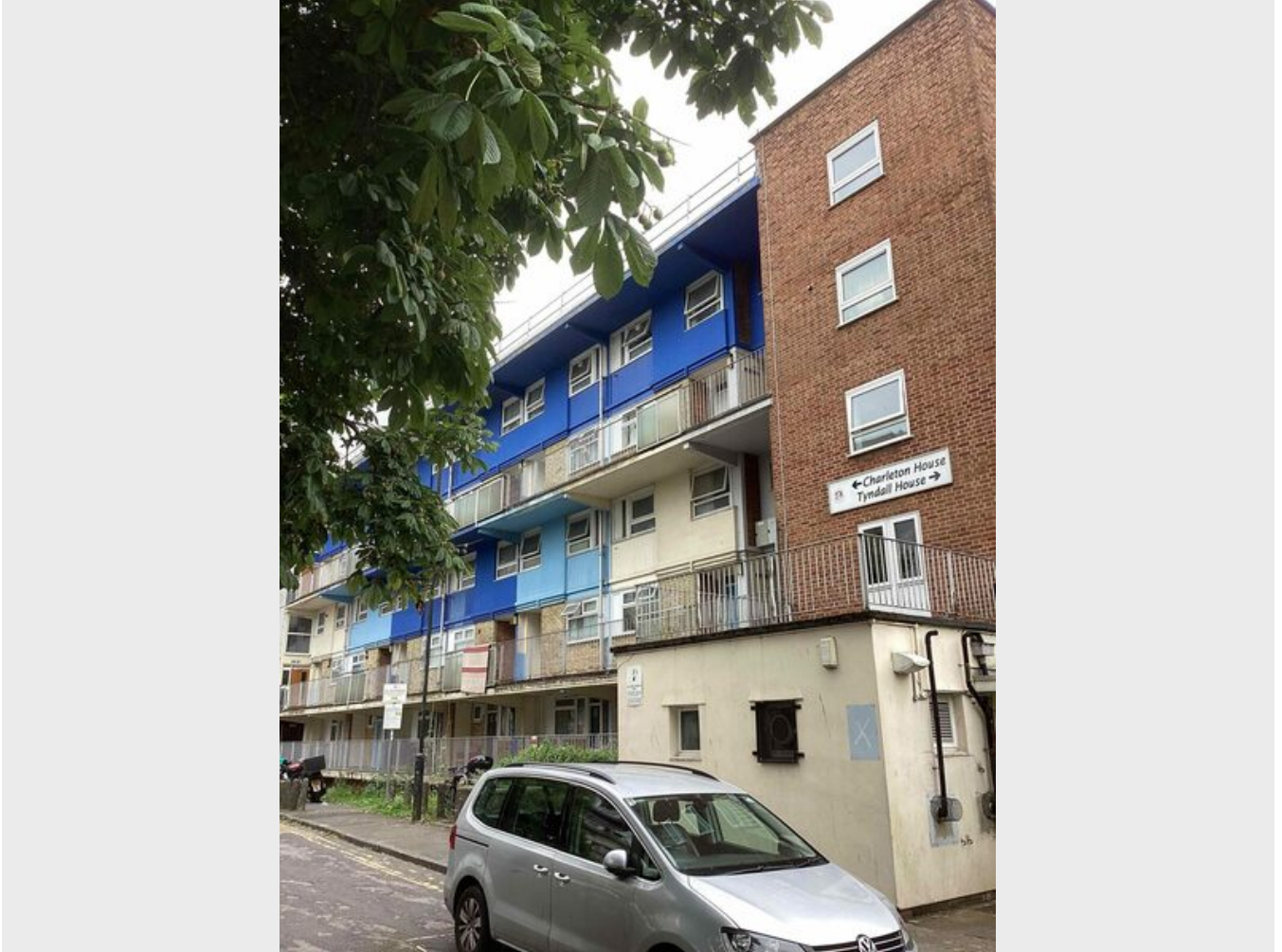


# FIRE RISK ASSESSMENT



## **Charleton House** **St Jude's, Great Ann Street, Bristol, BS2 0DS**

CLIENT	Bristol City Council
ASSESSED BY	Bob Birtles Keith Todd
ASSESSED ON	24/07/2024
ASSESSMENT REF.	LS 422354
RECOMMENDED REVIEW DATE	24/07/2025
VERSION	1

**RIDGE**

**Ridge and Partners LLP**

The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR

01993 815000 • [www.ridge.co.uk](http://www.ridge.co.uk)

# 1 INTRODUCTION

## Overview

This report provides an assessment of the risk to life from fire, and where appropriate, makes recommendations to ensure compliance with fire safety legislation.

This report does not address risk to property or business continuity from fire.

**“ The fire service will look for evidence that this assessment has been acted upon. ”**

## Assumptions & Caveats

In the preparation of this assessment, the following assumptions are made:

- The fire policy and procedures are complied with at all times.
- That services and systems work as designed and are adequately maintained. Specifically, the assessment does not include alarm audibility or any other testing or servicing.
- Residents are fully mobile and/or represent no additional risk unless stated in the Occupancy section of this report. It is up to the Responsible Person to ensure this information is correct and instruct a review if required.

And the following caveats apply:

- Inspections are made only where there is safe access.
- There is no detailed inspection of private dwellings / flats. Unless otherwise indicated, only communal areas are inspected.
- Risers have not been accessed unless openable with an FB1, FB2 or FB4 key; or we have been provided with the suitable keys / access.

## The Fire Safety Order

The Responsible Person as defined by the Regulatory Reform (Fire Safety) Order 2005 have instructed Ridge and Partners LLP to carry out Fire Risk Assessments on their behalf.

The local fire and rescue authority have the power to inspect your premises and will look for evidence that you have acted upon this assessment.

## The Action Plan

It is important that you study this fire risk assessment and understand its contents. The Action Plan sets out the measures considered necessary to satisfy the requirements of the Fire Safety Order.

## Regular Assessment Reviews

Reviews should be undertaken in line with the Fire Policy.

This means the soonest of: expiry of this assessment's validity period; when a fire occurs; or when there is a change to or within the building - for example:

- Alterations to the building, including the internal layout of the common areas.
- Significant changes to the type and quantity and / or method of storage of combustible materials and / or hazardous substances.
- Significant changes in the occupancy (type or quantity) or other factors influencing the response of visitors or staff in an emergency.
- Changes to the management of the organisation.

## KEY FACTS

### What is a Fire Risk Assessment?

A fire risk assessment is an organised and methodical look at your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

### Who's Legally Responsible?

The 'Responsible Person' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner or manager.

# CERTIFICATE OF CONFORMITY

## LIFE SAFETY FIRE RISK ASSESSMENT



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Ridge and Partners LLP (BAFE NSI00497) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

ASSESSMENT AND CERTIFICATE REFERENCE  
LS 422354

PRODUCED FOR THE RESPONSIBLE PERSON  
Bristol City Council

ASSESSED ON, BY  
24/07/2024, Bob Birtles, Keith Todd

SPECIFICATION CONFORMS TO  
Our own internal quality system.

APPROVED / VALIDATED ON, BY  
21/02/2025, Keith Todd

ASSESSMENT SCOPE  
An initial non-intrusive, visual only, fire risk assessment, completed 24/7/24 with access to a sample of the flats.

RECOMMENDED REVIEW DATE  
24/07/2025

Access to basic compliance checks was not available during this initial assessment. Some records have been included as part of the subsequent information gathering works.

FINDINGS  
36 Actions / 60 Controls

Further assessment of void flats where intrusive investigations have been carried out, completed 17/9/24.

These assessments are part of an ongoing process of information gathering for forming a Building Safety Case for the premises.

### Assessed Property

PROPERTY NAME  
Charleton House

ADDRESS  
St Jude's  
Great Ann Street  
Bristol  
BS2 0DS

PROPERTY REFERENCE  
RB-BQZCEA

#### FIRE RISK RATING

LIKELIHOOD **MEDIUM**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

SEVERITY **EXTREME HARM**

Significant potential for serious injury or death of one or more occupants. Includes high dependency occupants such as a care home or properties with poor compartmentation.

RISK **SUBSTANTIAL**

Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.

#### ASSESSING / ACCREDITED ORGANISATION

Ridge and Partners LLP  
The Cowyards, Blenheim Park, Oxford Road, Woodstock, OX20 1QR  
01993 815000 — [www.ridge.co.uk](http://www.ridge.co.uk)



#### THIRD PARTY CERTIFICATION BODY

NSI, Sentinel House, 5 Reform Road, Maidenhead, SL6 8BY

## Assessor Remarks

A 5 storey block residential block being used for general needs housing.

The premises was originally designed and constructed to a standard which has now been superseded. This assessment has been carried out with reference to the 'Fire Safety in Purpose Built Blocks of Flats' guidance.

Although the premises has been assessed as a block on its own, there are four blocks in total which have been assessed at the site (Charleton House, Haviland House, John Cozens House, Langton House) with a number of common management protocols and shared fire safety features. It would be most effective to read this fire risk assessment in conjunction with the other reports to help determine the most effective plan for addressing all of the findings.

Site indications and plans appended to the report have been provided by the client, some supplementary imagery from internet mapping websites has also been included.

Due to the findings of structural investigations, which has identified weaknesses in the main concrete structure leading to poor levels of fire performance, the overall risk has been classed as Substantial. Additionally, the fire evacuation strategy has been upgraded to a full simultaneous evacuation until further control measures can be implemented. These temporary measures include a waking watch, in order to identify any acute fire hazards and to raise the alarm in the early stages in the event of a fire.

# 3 PROPERTY

## Address

### PROPERTY NAME

Charleton House

### PROPERTY REFERENCE

RB-BQZCEA

### ADDRESS

St Jude's  
Great Ann Street  
Bristol  
BS2 0DS

## Property Information

### The Building

#### Property Type

Residential flats

#### Property Designation

Residential - General Needs

#### General Description

5 storey residential block (ground plus four).

Ground floor has six flats, single level, separate access at ground floor level.

Upper flats, (twin level duplex flats), accessed at the lower level (open deck access design, six flats accessed from floors 1st and 3rd). A further four single level, flats accessed via recessed entrance doors adjacent to one of the stair towers.

This block is linked to a common stair core, shared between two of the other blocks (Haviland House and Langton House). This core also incorporates a passenger lift and waste chute system. There is access to a second staircase at the other end of the block.

This block is part of the five St Jude's housing blocks, owned and managed by the Responsible Person. (Charleton House, Haviland House, Langton House, John Cozens House and Tyndall House). Four of these blocks have some level of physical connection to each other (Charleton House, Haviland House, Langton House, John Cozens House) and the remaining block is an isolated building on it's own (Tyndall House). The first four are covered by the same programme of fire risk assessments and structural assessments, supporting the production of a Building Safety Case (BSC) for the Building Safety Regulator (BSR). They share a number of common physical fire safety control measures and management protocols.

#### Construction Information

Details in the associated Ridge structural report, including findings of an intrusive survey.

Reinforced concrete frame. Mixture of blockwork and brickworks walls.

Areas of exterior timber panelling and silicate based render. UPVC frames and double glazing. Spandrel panels understood to contain combustible insulation. Flat roof.

#### Purpose Built

Yes

#### Number of flats/bedrooms

22

#### Number of Storeys (Excluding Basements)

5

#### Number of Floors/Levels (Including Basements)

5

#### Number of Basement Levels

0

## Means of Escape

### Compartmentation, Layout and Exits

Ground floor flats have independent access at ground level, directly to outside.

Upper storey, duplex flats have main entrance doors (at 1st and 3rd floors) leading to an open air deck access with escape in two directions towards a staircase, one staircase at both ends of the block.

Four single level, flats accessed via recessed entrance doors, direct access to one staircase with access to an alternative staircase available at the opposite end of the access deck.

### Building Contains Sleeping Accommodation

Yes

### Emergency Access Information

Directly off the main road, access via CCTV entry system or override key.

### Escape Route Configuration

Two Directional Escape

### Evacuation Policy

Temporary Full Evacuation

### Evacuation Details

Full simultaneous evacuation, currently supported by a waking watch (initially on a block-by-block basis at the site); due to inherent deficiencies in the fire performance of the primary concrete structure highlighted during intrusive surveys.

### Number of Stairs

2

### Number of Final Exits

2

### Lifts

Yes

## Occupancy & Management

### Occupancy Description

General needs accommodation, mostly council tenants and with a small number of leaseholder occupied flats.

The housing provider has advised us that, following their review of resident capabilities, all residents are considered suitable for a stay put evacuation strategy, they can all self evacuate from their flat should it be necessary.

### Approximate number of residents

66 residents, based on three persons per flat

### Approximate number of staff

Small numbers of housing staff and contractors carrying out ongoing maintenance and servicing work. Limited to variable hours during the day. There is a key holder service in the event of an emergency.

Temporary measure is a waking watch, available 24/7.

### Staffing Hours

24/7

### Responsible Person

Bristol City Council

### Person who is in control of the Premises

Bristol City Council

### Person consulted as part of the assessment

No members of staff on behalf of the Responsible Person were on site during the initial assessment.

## Fire Equipment

### General Comments

BS 5839 Part 6 fire alarm system in the actual flats, (interlinked smoke detection in hallway and landing for the duplex flats).  
Single dry riser, outlets in the central, shared stair core (between three of the St Jude's blocks).  
Some automatic fire detection covering the waste chute system.  
Lightning protection.  
No automatic water suppression system.

### Alarm Installation

Other BS 5839-6

### Emergency Lighting

None

### Fire Extinguishers

None

### Smoke Ventilation

Yes

### Smoke Ventilation

Other (Provide Details)

### Smoke Ventilation (Other)

Open air deck access approach to the flats. Physical downstands under the walkways, creating smoke channels, would help protect the shared staircase.

### Dry/Wet Risers

Yes

### Lightning Protection

Yes

### Evacuation Chairs

No

### Firefighting Lifts

No

### Fire Suppression

No



# Flat Surveys

## 16 Floor 3rd

### REMARKS

Leaseholder occupied.

3 bedrooms.

Duplex layout, twin level. Originally designed as a hallway protected layout, although the kitchen door has been removed. (Leaving a notionally protected hallway except for the kitchen, with a mixed standard of internal doors).

Lower level: entrance hallway, kitchen, lounge accessing small balcony.

Upper level: three bedrooms, bathroom and toilet.

Electric heating and cooking.

Main entrance door is not fire rated, not necessary for deck access with two escape directions.

Fire detection: hardwired, battery back up, BS 5839 Part 6 system, interlinked smoke alarm at entrance hallway and first floor landing. No heat alarm in kitchen.

Bathroom ventilation. Window only.

Kitchen ventilation. Window and extract fan.

Advice given regarding the benefits of reinstating the kitchen door.

### SURVEY DATE

24/07/2024

### DETECTION AND WARNING

- ✓ There are effective independent smoke alarms
- ✗ There is an effective independent heat alarm in the kitchen

### FLAT DOOR

- ✗ Door correctly self-closes?
- ✓ Door thickness and construction is satisfactory
- ✗ Door set is likely to achieve 30 minutes fire resistance

### OTHER

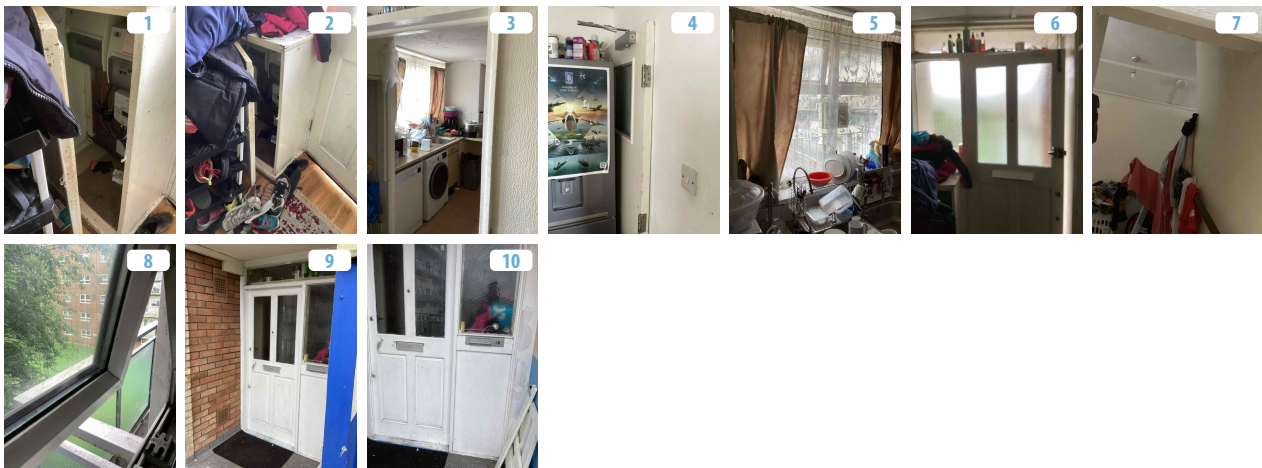
- ✗ There is an alternative means of escape
- ✗ There is a shared extraction system

### FLAT DOOR ATTRIBUTES

No Attributes

### Pictures.

LOCATION Flat 16



## 10 Floor 1st

### REMARKS

Tenant occupied.

3 bedrooms

Duplex layout. Designed as a hallway protected layout. (Providing a notionally protected hallway, with a mixed standard of internal doors).

Lower level: entrance hallway, kitchen, lounge accessing small balcony.

Upper level: three bedrooms, bathroom and toilet.

Electric heating and cooking.

Main entrance door is not fire rated, not necessary for deck access with two escape directions.

Fire detection: hardwired, battery back up, BS 5839 Part 6 system, interlinked smoke alarm at entrance hallway, lounge and first floor landing. No heat alarm in kitchen.

Bathroom ventilation. Window only.

Kitchen ventilation. Window only.

### SURVEY DATE

24/07/2024

### FLAT DOOR

- ✗ Door correctly self-closes?
- ✓ Door thickness and construction is satisfactory
- ✗ Door set is likely to achieve 30 minutes fire resistance

### FLAT DOOR ATTRIBUTES

No Attributes

### DETECTION AND WARNING

- ✓ There are effective independent smoke alarms
- ✗ There is an effective independent heat alarm in the kitchen

### OTHER

- ✗ There is an alternative means of escape

# 4 FINDINGS

This assessment identifies 36 actions and 59 controls.

36 ACTIONS	INCOMPLETE	59 CONTROLS	ONGOING
SHORT TERM	21	ALL	59
MEDIUM TERM	11		
LONG TERM	3		
NO TIMESCALE	1		

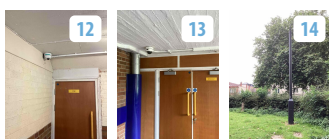
## Control of Sources of Ignition

? Are suitable security measures in place to the building/site to protect against the risk of unauthorised entry and arson? **YES**

- A CCTV door entry system is installed and working.



- A CCTV system is installed, with limited coverage, internal and external.



- The perimeter of the property is secure. (i.e. doors, windows, fencing and gates).

? Are arrangements for managing contractors/visitors suitable and sufficient with a signing in/ induction/permit to work/hot works permit system where necessary? **YES**

- Staff and/or residents control entry to the common areas.
- Hot works may conceivably be carried out during repair, maintenance or refurbishment of the premises. It is expected that any such work will be authorised by management and be carried out by approved contractors following a risk assessment and method statement of the task. Where deemed appropriate, a Hot Work Permit will be required.
- Contractor attendance is pre-arranged in advance to communicate any associated safety information.

? Are mobility scooters in the communal area properly managed and controlled?

- Implement measures to control access for mobility scooters and electric scooters and e-bikes to reduce the likelihood these will enter the premises. Resident engagement sessions should help to educate users regarding the safe use, storage and charging of any electrical or higher risk devices.

WHY Some modern vehicles and recreational devices present a higher risk of ignition and fire spread.

- No mobility scooters were present in communal areas during the assessment.

**N/A (NONE AT THE TIME OF THE ASSESSMENT)**

**SHORT TERM**  
**BEST PRACTICE**

REFERENCE RB-PRUDJE  
DUE 21/05/2025  
CATEGORY Fire Safety: Fire Safety - General

? Are items of portable electrical equipment in the communal/office areas subject to regular PAT or visual inspections?

● The common parts were not found to contain any items of electrical equipment that would be required to be part of a portable appliance testing regime.

N/A (NO PORTABLE ELECTRICAL ITEMS)

? Are leads/cables/adapters in the communal area properly managed?

● There are no leads/cables/adapters present in the communal areas.

N/A (NOT PRESENT)

? Is the building's fixed wiring installation checked at appropriate periods by a competent person and does the electrical installation appear to be in a good condition?

● If not already being done, the installation should be checked at appropriate periods by a competent person or approved contractor (NICEIC or equivalent.) Records should be kept, giving details of the installations inspected, any hazards observed and associated repairs undertaken.

WHY No evidence was found on site certifying that the fixed electrical installations are subject to periodic inspections by professional (accredited) contractors in accordance with BS7671.

NO/UNKNOWN

MEDIUM TERM

MINOR

REFERENCE RB-HTXLQX  
DUE 21/08/2025  
CATEGORY Electrical: Elec - Srv - Fixed Wire

? Are communal/commercial cooking activities properly controlled?

● There are no communal/commercial cooking areas to the building.

N/A (THERE ARE NO COMMUNAL/COMMERCIAL COOKING ACTIVITIES)

? Is there a lightning protection system which is adequately maintained?

● A competent contractor should be instructed to test the efficiency of the lightning protection system in line with the guidance provided in BS EN 62305-3.

WHY No testing documentation was available for the lightning protection system.

NO/UNKNOWN

MEDIUM TERM

MINOR

REFERENCE RB-Z7RH68  
DUE 21/08/2025  
CATEGORY Electrical: Elec - Srv - Lightning Protection

● A lightning protection system is installed to the building.



? Are other heat sources properly controlled?

● There are no other heat sources.

N/A (NO OTHER HEAT SOURCES IDENTIFIED)

? Are communal areas free from evidence of smoking or burning and with adequate 'No Smoking' signs displayed?

● Advise residents of the no smoking policy within the communal areas.

WHY There is evidence of illicit smoking, e.g. cigarette litter/burn marks/scorch marks.

NO/UNKNOWN

SHORT TERM

MINOR

REFERENCE RB-H2LABC  
DUE 21/05/2025  
CATEGORY Housing: Housing - Policy, Training and Drills



● A smoking policy is in place and enforced, although there is some evidence of smoking around the site.



- Are there communal heating facilities and if provided are they appropriate and adequately maintained?

  - There is no heating to the communal areas.

N/A (NO COMMUNAL HEATING FACILITIES)
- Is there a photovoltaic (PV) system installed to the building?

  - There was no PV system installed to the building.

NO (THERE WAS NO PV SYSTEM IDENTIFIED TO THE BUILDING)

## Control of Sources of Fuel

- Do surface finishes have an adequate resistance to surface spread of flame?

  - The existing finishes and decorations are not considered to present a significant risk to fire spread or safe escape.

YES



- Are circulation / office areas free from unnecessary fire load?

  - Periodically clean this area and ensure residents are aware of the need to keep these areas unobstructed and clear of any fire loading.

WHY Build up of waste and inappropriate storage.  
LOCATION Top of staircase, near flat 22



NO/UNKNOWN

SHORT TERM

MINOR

REFERENCE RB-67KNPX  
DUE 21/05/2025  
CATEGORY Housing: Housing - Housekeeping

- Are electrical/service/store/riser cupboards free from unnecessary fire load?

YES
- Is there a system in place for the regular collection and disposal of rubbish and combustible waste?

YES

- A remote bin store area is provided. At the time of the assessment there was no excessive build up of rubbish.



- Are flammable liquids and/or pressurised gases (including oxygen cylinders) kept or used in the building, properly controlled?

N/A (NONE PRESENT/SEEN)

- We have not been made aware of any residents who use medical oxygen.

- Are there any high levels of external fire load close to the building?

NO
- Are refuse chutes adequately maintained with adequate fire resistance?

N/A (NO REFUSE CHUTES)

- This block does not have a dedicated waste chute system installed. Although some of the adjacent blocks do have such a system in the shared stair core.

- Is there copper pipework to the internal common areas that may carry gas?

NO

- No gas piping identified in the common areas or escape routes.

Mains shut off and inlet in the plant room at ground level has already been isolated, outside of the perimeter of the building, as part of a risk reduction programme.



## Fire Resisting Construction

? Are the facilities for the control of smoke within the building adequate, regularly maintained and in good condition? **YES**

● Flat entrances are via open air deck access, with a staircase at each end.

One stair leads into this open air deck access layout. This stair has manually openable windows at the top level.

An alternative second stair has some permanent, natural ventilation in the brickwork and manually openable windows.



? Do flat/bedroom fire doors provide adequate fire resistance and have appropriate ironmongery?

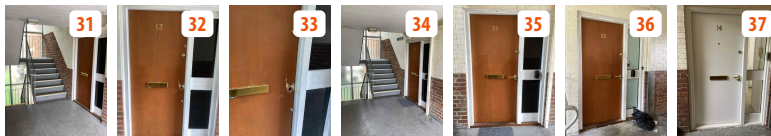
**NO/UNKNOWN**

● Although an alternative stair is available, the flat entrance door should be upgraded to provide 30 minutes fire resistance and include a positive action, self closing device.

Door to flat 13 has suffered extensive damage to the door leaf and frame, adversely affecting the fire performance and security.

(Access to these flats was not possible during the assessment).

WHY Flat opens into the staircase.  
LOCATION Flats 13, 14, 21 and 22



● In the majority of the residential flats, they have independent exit and escape routes in two directions, via an open air deck access approach. However in one of the staircases, there are four flats which are partially enclosed by the staircase construction. A fire in these flats would compromise this stair, even though it is predominantly exposed to the open air. To reduce this risk, it is recommended that these flats are separated from the staircase with a fire door, incorporating a self closing device (see additional finding).

? Do communal fire doors have adequate fire resistance and appropriate ironmongery/signage? **YES**

**SHORT TERM**  
**MINOR**

REFERENCE RB-YAMRGZ  
DUE 21/05/2025  
CATEGORY Technical: Tech -  
Doors - Upgrade

- One of the staircases is separated by a fire door, at the first and third floors, leading from the deck access approach to the flats.

Communal fire doors have a notional 30min fire resistance with a working self-closer, they are subject to regular checks and periodic servicing and maintenance. As the block incorporates an open deck access design, the communal fire doors are installed to protect the staircases and ancillary rooms from fire and smoke spread, in addition to providing physical security and access control.

However it has been identified that there is a risk of a fire in Charleton House (or Haviland House) adversely affecting the only means of escape from the upper levels in Langton House. Therefore an action has been included in the relevant fire risk assessment to upgrade the fire resistant construction and glazing to the shared staircase, ensuring that this route can be used quickly and safely for relevant persons evacuating from Langton House.



- Do electrical/service/store/riser doors have adequate fire resistance, appropriate ironmongery/signage and are they kept locked?

YES

- A sample of cupboard doors were inspected. They all appeared (unless specified) to be in good condition, provided with the appropriate fire resistance, locks and 'Fire Door Keep Locked Shut' signage, and were locked at the time of the assessment.

Timber door leaves with intumescent strips and cold smoke seal.



- Do electrical/service/store/riser cupboards have adequate fire resistance?

NO/UNKNOWN

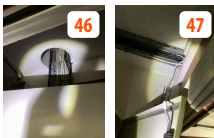
- Carry out remedial works to the compartmentation/fire resisting construction identified. Any works should be carried out by a competent person, using appropriate materials, within the manufacturer's specifications.

SHORT TERM  
MINOR

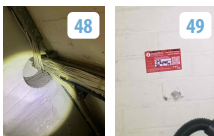
WHY There are defects within the compartmentation/fire resisting construction within the property.  
Fire stopping to services penetrations is missing or of a poor standard relying on expanding pink foam.

LOCATION Ground floor services

REFERENCE RB-V6SWDJ  
DUE 21/05/2025  
CATEGORY Technical: Tech - Fire  
Stopping - Major



- There is evidence of remedial passive fire protection work being carried out and records made of the nature of these works. These records should be available as part of the Golden Thread of information appertaining to the premises.



- Does the building have adequate fire resisting construction for the purpose of containing smoke and flame?

NO/UNKNOWN

- Type 4 intrusive surveys have been commissioned as part of the ongoing programme of remedial works. One element of these inspections is to confirm that there is adequate fire separation between flats and within the common areas, also they are set to identify if the structure is suitably protected or so that the necessary remedial works can be identified.

Initial results have highlighted a number of issues. Defects include lack of fire stopping for service penetrations (electrical cables, small pipes, soil pipes and drainage). Additionally the structural fire performance of the main elements is limited.

Remediation of minor services penetrations and passive fire protection around the soil pipes is already taking place. Measures to reduce the hazard from structural defects are also under consideration as part of the longer term remedial works.

**WHY** There are a number of points which require additional work to assess and remediate the fire safety arrangements in place. This includes fire stopping around the soil pipes as they transit vertically through the block.

**MEDIUM TERM**

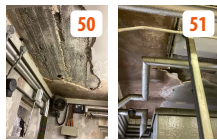
**SERIOUS**

REFERENCE RB-IQD9N1  
DUE 21/08/2025  
CATEGORY Fire Safety: Fire Safety - General

- Ensure the boiler room is protected by suitable fire resistant construction, with all penetrations blocked to EI60 standard.

**WHY** The ceiling has started to fail, opening up gaps and reducing the amount of fire resistance towards the main accommodation block above (some area is a flat roof only).

**LOCATION** Boiler room



**SHORT TERM**

**MINOR**

REFERENCE RB-K12FDY  
DUE 21/05/2025  
CATEGORY Technical: Tech - Fire Stopping - Minor

- The construction design should be assessed by competent engineers, it is essential for the council to assess the risk of disproportionate collapse in case of a serious fire, as part of their safety case.

This work at the site has already been initiated, structural engineers from Ridge are supporting intrusive assessments of the construction in order to assess the performance under various conditions and scenarios.

**WHY** The Building Safety Case must include detail regarding the construction and its performance in certain conditions.

**SHORT TERM**

**SERIOUS**

REFERENCE RB-SGDUKS  
DUE 21/05/2025  
CATEGORY Fire Safety: Fire Safety - General

- More detailed structural assessments based on intrusive inspections carried out by Ridge will provide further details on what conditions affecting the main structure and defects have been highlighted.

Based on the current level of information and findings, in the short term a full simultaneous evacuation strategy should be implemented, supported by a waking watch and communicated to all relevant persons (including those who may work at the blocks and other areas which do not form part of the accommodation flats). This approach may initiate an evacuation of the block first involved in an incident, followed by further evacuations of the other connected blocks if the situation develops.

In the longer term, other solutions may be possible which are less reliant on management protocols and additional staff. These may include the retrospective installation of a domestic sprinkler system to control the growth of a fire and therefore reduce the impact on the structure. The installation of a suitable common fire detection and alarm system which could remove the need for a waking watch. It may be possible to upgrade elements of the structure, although there is evidence that this approach has already been adopted to a certain extent.

**WHY** Intrusive surveys have identified deficiencies in the primary concrete structure, meaning they may not provide the required levels of fire performance. Although there may be adequate fire separation between the different accommodation units (typically 60 minutes), if the main structure could be compromised before that, then the stay put fire strategy is not appropriate.

**LOCATION** Main structure

**SHORT TERM**

**SERIOUS**

REFERENCE RB-ZBRCQH  
DUE 21/05/2025  
CATEGORY Fire Safety: Fire Safety - General

- Does the roof space have adequate fire separation and security from the communal and habitable areas and is fire separation within the roof void adequate?

- The building has a flat roof with no accessible roof voids identified.

**N/A (THERE IS NO ROOFSPACE)**

- At the fifth floor level of the shared stair core, a door is provided to access the flat roof.

## Measures to Assist the Fire Service

● Is there suitable access for the fire service to the site?

- Following completion of sprinkler system installation and/or structural remediation, change common fire alarm to an emergency evacuation alert system EAS to BS 8629.

WHY A common fire alarm is a possible future control measure, this could be reconfigured after it is no longer required to create an emergency evacuation alert system.

YES

LONG TERM

BEST PRACTICE

REFERENCE RB-F94BUY  
DUE 21/02/2026  
CATEGORY Fire Safety: Fire Safety - General

- The main entrance door has a fire service key access over ride, which supplements the CCTV access system.



- On street mains hydrant in close proximity to the main car park.

LOCATION Hydrant supply



- There is sufficient external space to allow access for fire appliances. There are no notable obstructions and access is available from the car park.

● Is a secure information box (SIB) provided that contains sufficient documentation (e.g. Building plans, PEEPs and/or office keys)?

YES

SHORT TERM

MINOR

REFERENCE RB-SEIWZX  
DUE 21/05/2025  
CATEGORY Fire Safety: Fire Safety  
- General

A secure information box (SIB) is provided at the ground floor near the main entrance.

The SIB is a facility for fire-fighters and the content should be restricted to information relevant for the fire and rescue service (FRS) during an incident. Unnecessary and unclear information could delay the FRS response.

Building plans should be A3 size and be encapsulated or placed inside plastic wallets so that they can stand up to the rigors of use. There should be two sets of all plans.

The Emergency Response Pack contains information that is required for the purpose of operational firefighting and rescue. Accordingly, the contents need to be "tailor made" for the building and residents in question, but should always comprise, as a minimum:

- a log book for the purpose of recording events that occur in respect of the SIB system including emergency use, system updates etc;
- an 'Off The Run' notice containing details of any fire-fighting fixed installations not available for use and/or unresolved fire safety issues;
- a summary of information useful to the Fire & Rescue Service on arrival at an incident;
- an orientation plan, showing the location of the building in relation to surrounding buildings and other reference points (e.g. roads) and also water supplies;
- a building layout plan showing the internal layout, including up to date floor plans;
- a simple layout plan (if not provided in the orientation plan) showing water supplies for firefighting including hydrants, emergency water supplies, wet riser supplies etc.;
- simple layout plans showing facilities of particular relevance to operational firefighting and rescue including relevant information regarding any lift(s) intended for use by the FRS;
- information on residents with mobility, cognitive or sensory impairment(s);
- significant fire safety issues – any compartmentation, external wall system or other fire safety issues which may affect fire behaviour in the premises;
- a description of the current evacuation strategy, e.g. stay put.

After any incident, the contents should be checked to ensure that they are complete and available for use.

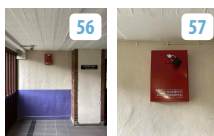
It is recommended that the fire service is invited to review the site (if they have not already done so), familiarise themselves with the building and make recommendations for any information required.

WHY A secure information box (SIB) is an additional control measure, as it is not known how familiar the fire service are with the building.

Guidance on best practise has been provided. Relevant information should be included in accordance with BS9999/9991 or LFB Guidance Note 70. Liaison with the local fire and rescue service will determine any specific requirements.

LOCATION Secure Information Box (SIB)

It is understood that the secure information box (SIB) contains site information. Unable to gain access at the time of the assessment as no key was available. (See additional finding).



# Fire Procedures and Training

Is there an effective emergency plan for the premises which is adequately communicated to building users?

A waking watch is in place at the building to support a change to the evacuation strategy from 'Stay Put' to 'Temporary Simultaneous Evacuation'.

It is strongly recommended that the 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Fourth Edition) is followed.

This includes (but is not restricted to) the following items:

- Ensuring that the change in the strategy is clearly communicated to all residents;
- Confirming that all of the residents are able to evacuate the building in the event of a fire;
- The waking watch should be seen as an immediate temporary measure only whilst arrangements are made to install a common alarm system as soon as possible.

It is imperative that the individuals undertaking the waking watch have their roles and actions clearly defined, and they should be competent to fulfil the role. This means they have sufficient training and experience or knowledge and other qualities to ensure they can fulfil the role.

Replace the various types of 'Fire Action' notices with one design, adequately describing a 'Full Evacuation' policy. Although typically the same notice is recommended for consistency, having similar notices in different languages is acceptable, to reflect the nature of the residents.

**WHY** The 'Fire Action' notices are not correct. Some of the notices describe a 'stay put' policy, while a 'full evacuation' policy is required for this type of building, although in the longer term it may be appropriate to return to a 'stay put' strategy in the future.

Fire safety information notices. The 'Fire Procedures' correctly identified a stay put approach for the flats.

However, due to the intrusive structural assessment, the evacuation strategy has been upgraded to a 'Temporary Simultaneous Evacuation'.



Are there any staff on site?

- Periodic staff attendance, carrying out maintenance and general work duties.
- A waking watch are on site 24/7 to support the full, simultaneous evacuation strategy, adopted following the identification of structural defects affecting the blocks.

Are effective fire drills undertaken which are correctly recorded?

Carry out fire evacuation drills in accordance with paragraphs D.12 to D.16 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

It should be noted:

- Fire evacuation drills that take place for the waking watch or common fire alarm should be solely for the purpose of testing the actions of any persons coordinating the evacuation of the building and waking watch members.
- Residents, unless part of the waking watch, do not need to be part of these drills.

**WHY** It could not be confirmed at the time of the assessment whether or not effective fire evacuation drills are carried out.

NO/UNKNOWN

SHORT TERM

SERIOUS

REFERENCE RB-FXMV5X  
DUE 21/05/2025  
CATEGORY Fire Safety: Fire Safety - General

SHORT TERM

SERIOUS

REFERENCE RB-F8G1VC  
DUE 21/05/2025  
CATEGORY Housing: Housing - Fire Action & Smoking Sign

YES

NO/UNKNOWN

SHORT TERM

BEST PRACTICE

REFERENCE RB-ES6LK5  
DUE 21/05/2025  
CATEGORY Housing: Housing - Policy, Training and Drills

? Have special risk groups been adequately considered? (e.g. poor mobility, children, deaf, blind, visitors or disabled?)

NO/UNKNOWN

● Review residents for any special fire precaution measures in accordance with section 10 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

SHORT TERM  
BEST PRACTICE

This includes (but is not limited to):

-The Responsible Person should make and record reasonable endeavours, through a range of methods, to identify anyone who may need assistance to evacuate their flat and the building in the event of a fire in the resident's flat or elsewhere in the building.

-The Responsible Person should, with the engagement of the individual, develop a Personal Emergency Evacuation Plan (PEEP) that, as a minimum, should include how the individual is made aware of a fire in the building and their route, facilities, and options to support their evacuation. For example, additional signage, lighting, handrails, tactile flooring, and evacuation information in accessible formats.

REFERENCE RB-35PYYY  
DUE 21/05/2025  
CATEGORY Housing: Housing - Other

● 'General needs' flat block with no 'special risk' groups identified. No 'special risk' groups were seen whilst on site.

As far as we are aware at this stage, all residents are capable of evacuating the blocks without assistance. This is covered in the tenancy sign-up process and reviewed during resident engagement and flat visits.

## Fire Fighting Equipment and Fire Detection Systems

? Is emergency fire fighting equipment required?

YES

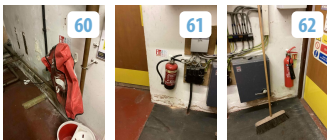
? Are fire extinguishers present?

YES

? Are fire extinguishers correctly located, sufficient in number, suitable for the risk, clearly visible and with appropriate signage?

YES

● As there is a limited staff presence on site, fire extinguishers have been located in the boiler room so that they are only available for use by trained personnel.



? Are the fire extinguishers adequately maintained?

NO/UNKNOWN

● The fire extinguishers should be checked periodically to make sure they are correctly in place and available for use. Extinguishers must be tested and maintained on an annual basis in accordance with BS 5306-3 and with the manufacturer's instructions.

MEDIUM TERM  
MINOR

A visual inspection should be carried out at least once a month by the responsible person. This should check that:

REFERENCE RB-XLP19Z  
DUE 21/08/2025  
CATEGORY Electrical: Elec - Srv - Fire Extinguishers

- each extinguisher is correctly located in its designated place;
- each extinguisher is unobstructed and visible;
- the operating instructions of each extinguisher are clean and legible and face outwards;
- each extinguisher has not been operated and is not obviously damaged or has any missing parts;
- the reading of any pressure gauge is within the green zone;
- any indicator fitted to an extinguisher is within operational and safety limits;
- the tamper indicators of each extinguisher are not broken or missing.

WHY The fire extinguishers are not all adequately maintained. Last service date: March 2023.



- ? Are fire blankets present, sufficient in number and adequately maintained?
- ? Are dry rising mains sufficient in number and adequately maintained?

● Improve signage indicating where the dry riser inlet is located.

Additionally, improve signage for the inlets and outlets of all rising mains, helping to clearly identify the location and which riser is in use.

**WHY** The inlet for this block is behind an access door, at the base of the staircase which is shared between three adjacent blocks. There are a number of dry rising mains at the site which could be in use during a fire incident.

**LOCATION** Dry riser inlet

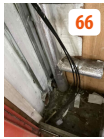
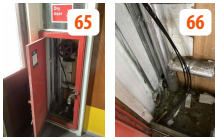


● Identify which services are routed through the dry riser shaft.

Relocate any higher risk electrical services.

**WHY** There are a number of mechanical and electrical services running through the dry riser shaft. Low risk water services cabin be deemed acceptable in limited circumstances. Higher risk electrical hazards should be relocated.

**LOCATION** Dry riser shaft



● Ensure that dry risers have a 6 monthly visual check and a water test every 12 months in accordance with BS9990:2015 and records are available for checking.

**WHY** The dry risers may not be maintained/serviced appropriately. No records of servicing or maintenance were available or the records were out of date. Stickers in the outlet box indicate a last service date: April 2023.

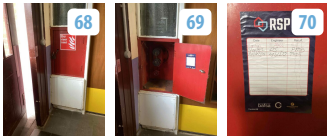


● A dry riser system provides a shared resource for the adjacent blocks.

Dry riser outlets are located in the stairwell.

The inlet is located at the base of the stairs.

Last service date: April 2023.



- ? Are wet rising mains sufficient in number and adequately maintained?
- ? Are sprinklers sufficient in scope and adequately maintained?

**NOT REQUIRED**

**NO/UNKNOWN**

**MEDIUM TERM**

**BEST PRACTICE**

**REFERENCE** RB-8B5SP9  
**DUE** 21/08/2025  
**CATEGORY** Fire Safety: Fire Safety - General

**MEDIUM TERM**

**MINOR**

**REFERENCE** RB-AZR7WZ  
**DUE** 21/08/2025  
**CATEGORY** Electrical: Elec - Srv - Other

**MEDIUM TERM**

**MINOR**

**REFERENCE** RB-AASQRS  
**DUE** 21/08/2025  
**CATEGORY** Fire Safety: Fire Safety - General

**N/A (WET RISING MAINS ARE NOT PROVIDED OR CONSIDERED NECESSARY)**

**N/A (A SPRINKLER SYSTEM IS NOT PROVIDED OR CONSIDERED NECESSARY)**

- Automatic water suppression remains one of the most effective control measures for limiting the spread of fire and improving life safety. During any future refurbishment works, give consideration to the possibility of retrofitting automatic water suppression. Industry associations (e.g. British Automatic Fire Sprinkler Association, National Fire Sprinkler Network) and the local fire and rescue service may be able to provide supplementary support for such an approach when engaging with the residents.

Sprinkler protection is considered an essential control measure, as a result of the assessment of the risk of disproportionate collapse of the structure in case of fire. Although some physical upgrades to the main structure may be feasible, limiting fire growth with the installation of sprinklers is one of the most effective control measures which should form part of the approach to reducing risk at the blocks in the longer term.

**WHY** Sprinkler systems present a realistic and effective control measure for improving both life safety and property protection. Currently plans are ongoing with regards to the retrofitting of any automatic water suppression, (most likely to be traditional sprinklers as opposed to water misting).

- Whilst currently there is no legal requirement to retrospectively install sprinkler systems in existing buildings, it is recommended that consideration should be given to this as part of a long-term improvement programme regarding reducing life safety risks further within sleeping accommodation property. The NFCC (National Fire Chiefs Council) supports in principle the provision of sprinkler systems.

- Are other automatic fire extinguishing or fire safety systems, such as hose reels, provided?
- Are adequate independent smoke alarms provided within flats?

- It was not possible to check all flats at the time of the assessment, but it is assumed that they are present and operational throughout on the basis of the sample inspected.

- Is the fire alarm system adequate for the building/users and correctly maintained and tested?

- By providing automatic fire detection, interfaced with a shut-off valve, the risk of a fire affecting the main gas supply can be greatly reduced.

(This finding has been actioned already, with the isolation of the gas supply taking place outside of the main building).

**WHY** There is a gas supply to this room and the adjacent boiler room.  
**LOCATION** Laundry

- It is recommended that the existing Grade D LD2 fire alarm system is upgraded to a Grade D LD1 system by providing detection in all habitable rooms, including heat detection in the kitchen and smoke detection in all habitable rooms.

**WHY** The existing fire alarm system installation is of a lower standard than that recommended in the NFCC guidance for multi storey flats.

- As soon as reasonably practicable, install a common fire alarm system to support the change to the temporary simultaneous evacuation strategy, in accordance with Appendix A of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

This includes (but is not limited to):

- The common fire alarm system should be designed in accordance with the recommendations of BS 5839-1 for a Category L5 system, except that the sound pressure level of the fire alarm signal within flats need only be 85dB(A) at the open doorways of every bedroom in each flat.
- The design of the alarm should also account for residents who are unable to hear an audible signal, and appropriate additional devices should be provided in accordance with BS 5839-1.
- Any fire detection and fire alarm system should be designed, installed, and commissioned by an appropriately qualified, third-party certificated, Competent Person/s.

- There is currently no communal alarm system.

<b>LONG TERM</b>	
<b>SERIOUS</b>	
REFERENCE	RB-CDZY3X
DUE	21/02/2026
CATEGORY	Fire Safety: Fire Safety - General

**NOT REQUIRED**  
**YES**

**NO/UNKNOWN**

<b>NO TIMESCALE</b>	
<b>BEST PRACTICE</b>	
REFERENCE	RB-YY774F
DUE	No Due Date
CATEGORY	Electrical: Elec - Srv - Fire Alarm

<b>MEDIUM TERM</b>	
<b>MINOR</b>	
REFERENCE	RB-K4AF16
DUE	21/08/2025
CATEGORY	Electrical: Elec - Wrks - Fire Alarm - Extension

<b>SHORT TERM</b>	
<b>SERIOUS</b>	
REFERENCE	RB-GQQ193
DUE	21/05/2025
CATEGORY	Electrical: Elec - Srv - Fire Alarm

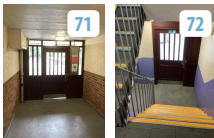
- The building is anticipated to provide at least 1 hour fire compartments between units (provided any issues with compartmentation are rectified) therefore a communal detection / alarm system which is shared between the residential flats and ancillary areas is not deemed necessary.

However, the primary structure has been assessed as having limited resistance to fire, therefore the evacuation strategy has been temporarily upgraded to a full simultaneous evacuation, supported by a waking watch, until additional control measures can be implemented. Initial proposals will be to install a common fire alarm, which can be converted into an emergency evacuation system (EAS) once sprinklers have been retrofitted which will limit fire growth to a level which the structure would be able to resist.

## Means of Escape

- ? Are final exits sufficient in number, size and type and do they lead to a place of safety? **YES**

- Final exits, ground level.  
One exit door serves this block.  
A second door serves the adjacent blocks also, at the base of the shared stair core.



- ? Are travel distances within acceptable limits? **YES**

- ? Are staircases or vertical escape routes adequate including external escape stairs? **YES**

- Flat entrances via open air, deck access approaches leading to a staircase at both ends.

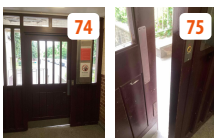


- ? Are escape routes unobstructed?

- Confirm the system fails to safe in the event of a power failure.

Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

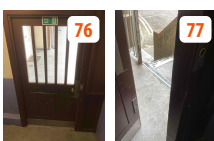
WHY Final exit door has an electro magnetic security device fitted. There is a day to day activation switch.



- Confirm the system fails to safe in the event of a power failure.

Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

WHY Final exit door has an electro magnetic security device fitted. There is a day to day activation switch.



- Fixed wiring is securely installed within metal conduit.

**NO (ESCAPE ROUTES ARE OBSTRUCTED)**

**SHORT TERM**

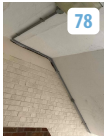
**MINOR**

REFERENCE RB-6H1P7D  
DUE 21/05/2025  
CATEGORY Electrical: Elec - Srv - Door Entry

**SHORT TERM**

**MINOR**

REFERENCE RB-8AN8B5  
DUE 21/05/2025  
CATEGORY Electrical: Elec - Srv - Door Entry



? Is the level of lighting and emergency lighting suitable and properly maintained and tested?

It is recommended that a survey of the site be undertaken and sufficient escape lighting be installed in order to comply with guidelines laid down in BS5266-1 2016.

WHY Inadequate or no emergency escape lighting is installed to the site, including the escape routes and any ancillary rooms. Although much of the deck access is in open air, enclosed staircases and landings should have some provision.

NO/UNKNOWN

MEDIUM TERM

MINOR

REFERENCE RB-TM7YKW  
DUE 21/08/2025  
CATEGORY Electrical: Elec - Srv - Emergency Lighting

? Is adequate escape route signage provided?

There is appropriate escape route signage in place. Relevant persons are familiar with the escape routes which are relatively simple.



YES

? If lifts are present are they provided with 'Do not use lift in event of fire' signage to each floor level and if fire fighting lifts are they adequately maintained?

At time of any subsequent refurbishment, consider the guidance in BS 8899 and upgrade lifts as far as is reasonably practicable towards the relevant firefighting lift standard.

WHY The legacy lifts are not full evacuation or firefighting lifts.

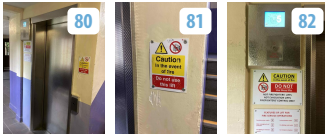
YES

LONG TERM

BEST PRACTICE

REFERENCE RB-LFG3B4  
DUE 21/02/2026  
CATEGORY Fire Safety: Fire Safety - General

A passenger lift is provided. This is a shared facility between the adjacent blocks. There is a recall facility but no other safety features.



## Fire Safety (England) Regulations 2022 (FSER2022) & Building Safety Act 2022 - Requirements

Note - this section only applies to properties that contain two or more sets of domestic premises.

? What height is the building?

B) 11 TO 18M

Storey height (the floor of the 4th floor, which is the fifth level): 11.6m.  
To the flat roof level: 14.4m

LOCATION Approximate heights



? Has the responsible person provided fire safety information (instructions and information relating to doors) to all residents within the past year?

● Annual information must be provided to all residents in accordance with FSER2022.

● In accordance with Article 21A of the Fire Safety Order, residents must be given information on relevant fire safety matters, including:

- the risks identified by the fire risk assessment
- the preventive and protective measures
- the name and contact details of the responsible person
- the identity of the fire risk assessor
- the identity of companies responsible for fire equipment
- any other matters raised by the enforcing authority.

Records must be kept of the relevant fire safety matters and evidence that this information has been provided to residents.

? Does the responsible person have arrangements in place to check every communal area fire door every three months and every flat entrance door annually (on best endeavours basis), and can they demonstrate this with records?

● The responsible person has arrangements in place to check every communal area fire door every three months and every flat entrance door annually (on best endeavours basis), records of which are kept and are available for inspection.

NO/UNKNOWN

SHORT TERM

MINOR

REFERENCE RB-ASPJ2Q  
DUE 21/05/2025  
CATEGORY Housing: Housing  
General

SHORT TERM

MINOR

REFERENCE RB-VV8QDS  
DUE 21/05/2025

YES

## General

? Does the building have an external wall system that may contribute to external fire spread?

YES

SHORT TERM	
MINOR	
REFERENCE	RB-JEBDQM
DUE	21/05/2025
CATEGORY	Technical: Tech - Other

● Assessment of the fire risks of external wall system (EWS) and any cladding are excluded from the scope of this current fire risk assessment, as this is outside of our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/resourceLibrary/fia-guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises-pdf.html>).

This assessment by specialists should be carried out in accordance with PAS 9980.

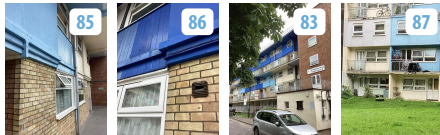
Based on an external, visual only assessment of the premises, there are a range of materials in use. There are low fire risk areas (e.g. brickwork, concrete, areas of silicate based render) and areas which are what is expected to be poorer reaction to fire performance and therefore a higher risk (e.g. spandrel panels, timber cladding). Glazing to the flats incorporates UPVC frames and double glazed window units in a range of sizes and configurations.

We have been informed that part of the programme of remedial works includes replacing higher risk areas of the EWS, which is already scheduled to be upgraded during 2025 in accordance with current Building Regulations requirements. This is likely to constitute Category A work, requiring approval by the Building Safety Regulator

This action is necessary to assess the extent of any fire risks and identify what control measures are required. Due to the defects which have already been identified regarding the structure, this has resulted in the adoption of a 'Full Evacuation' strategy supported by a waking watch. Therefore these interim measures can already compensate to some extent for any increased risk caused by timber cladding or other higher risk elements of the external wall.

● Consists of brickwork, plastic windows with spandrel panels, areas of timber cladding and rendering. A programme to upgrade the EWS and remediate any defects or fire safety issues has already been initiated at the site.

LOCATION External wall system



● Upgrades to this existing design have already been programmed. Temporary covering and encapsulation for existing spandrel panels, constructed from compressed straw and glue, before removal and replacement with materials meeting contemporary standards during the next phase of remediation and upgrade works , Phase 2 scheduled for 2025.

LOCATION Spandrel panelling

? Do balconies appear to have adequate fire resistance and be adequately managed with limited combustible materials or sources of ignition? **YES**

● Small, low risk balconies to the rear at all levels, formed from part of extensions from the main concrete slab flooring.



? Have there been any previous fire incidents or enforcement notices issued by the fire service to this property? **NO/UNKNOWN**

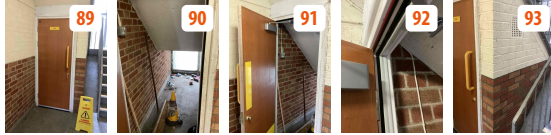
We have not been made aware of any previous fire incidents and there is no evidence of fires on site to this property. We are also not aware of any enforcement notices that have been issued by the fire service.

Is the property free from any other significant fire issues?

Periodically clean this area to prevent the build up of any flammable material.

If this area is to be used for storage, any air bricks should be fire stopped with a suitable material.

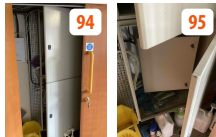
WHY Fire door with air bricks, allowing the spread of smoke into the escape staircase.  
LOCATION Under stairs store



Ensure all safety covers are closed when access is not required.

Remind staff of the importance of maintaining all passive fire safety measures in place.

WHY Ensure all covers designed to prevent unwanted ignition are left closed.  
LOCATION Ground floor electrical services



The Responsible Person should ensure that all the statutory and recommended servicing, testing and compliance checks have been completed and any defects or deficiencies have been rectified.

WHY In some instances, we have been advised by the person consulted onsite/client/Responsible Person that there are programmes/systems in place to carry out statutory and recommended servicing, testing and compliance checks. There may also be indications that servicing or maintenance has been carried out such as stickers or other records onsite. Where provided, this information has been noted in the relevant part of the assessment. We may not have seen evidence that this work (or any associated remedial work) has been completed.

Liaise with the local fire and rescue service. Review the signage at the site and ensure it effectively indicates the floors, flat numbers and dry riser provisions.

WHY The site overall incorporates a number of different blocks, staircases and dry risers. This could lead to confusion or delays regarding how to approach a flat fire in an emergency. Basic signage is provided at ground floor only.

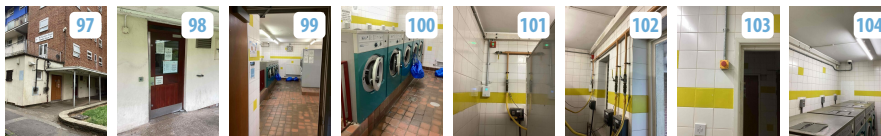
LOCATION Wayfinding signage



Low risk, well maintained. Covered by CCTV, no automatic fire detection (not required for life safety). No portable firefighting equipment (there are no trained staff on site to use such devices). Gas supply inlet in the plant room at ground level has already been isolated, outside of the perimeter of the building, as part of a risk reduction programme.

No identifiable defects to the passive fire protection.

LOCATION Laundry



Low risk. Escape available directly to outside. Includes portable firefighting equipment.

LOCATION Boiler room

NO/UNKNOWN

SHORT TERM

MINOR

REFERENCE RB-C75TX6  
DUE 21/05/2025  
CATEGORY Housing: Housing - Housekeeping

SHORT TERM

MINOR

REFERENCE RB-78ANQY  
DUE 21/05/2025  
CATEGORY Housing: Housing - Housekeeping

MEDIUM TERM

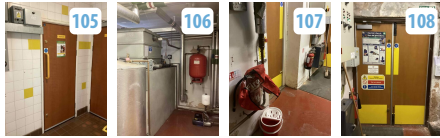
MINOR

REFERENCE RB-PWUEV8  
DUE 21/08/2025  
CATEGORY Technical: Tech - Other

MEDIUM TERM

BEST PRACTICE

REFERENCE RB-5JGQA7  
DUE 21/08/2025  
CATEGORY Housing: Housing General



- The accommodation blocks at the site are undergoing a programme of intrusive investigations, followed by remediation work based on the findings.

These include structural surveys, external wall assessments, a review of the passive fire protection measures. Remedial works will include upgrades to the fire detection and alarms within the flats, upgraded flat entrance doors and refurbishments to the external wall make up.

- Duplex hallway protected layout (unknown fire performance of glazing): hallway, kitchen, lounge leading to balcony, stairs. Stairs up to landing, 3 bedrooms, toilet and bathroom. Fire detection: smoke alarm in hallway, lounge and landing, heat alarm in kitchen.

Electrical heating.

Ventilation from kitchen is via an extract fan and an air brick.

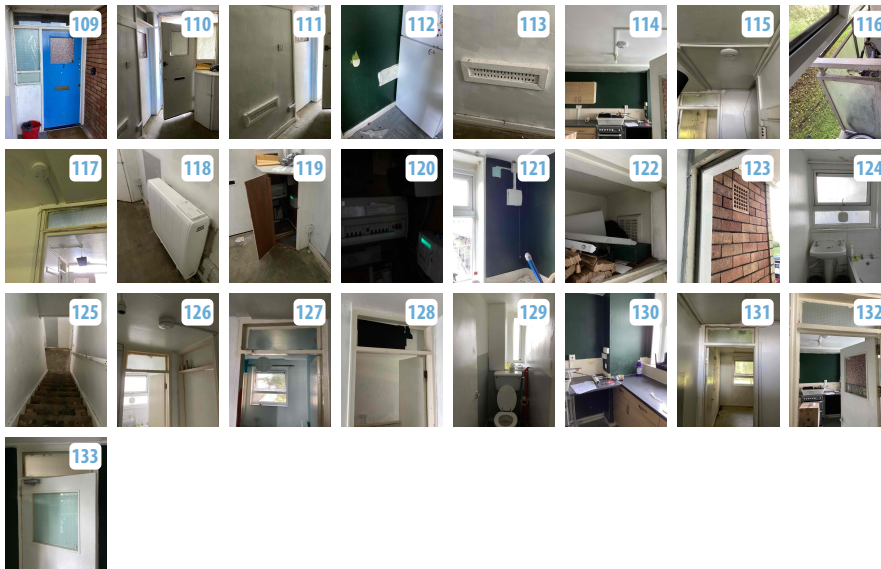
Ventilation from bathroom is via an extract fan.

Air grille between kitchen and hallway.

Pipework hidden behind boxing construction in kitchen and toilet above.

Defective self closer on kitchen door, with fire rated, Georgian wired glazing.

LOCATION Void Flat 7 17/9/24



- Duplex hallway protected layout (unknown fire performance of glazing): hallway, kitchen, lounge leading to balcony, stairs. Stairs up to landing, 3 bedrooms, toilet and bathroom.

Fire detection: smoke alarm in hallway, lounge and landing, heat alarm in kitchen. Legacy heat alarm on landing and in kitchen. Legacy smoke alarm on landing.

Electrical heating. Electrical hot water boiler in kitchen.

Ventilation from kitchen is via an extract fan and an air brick.

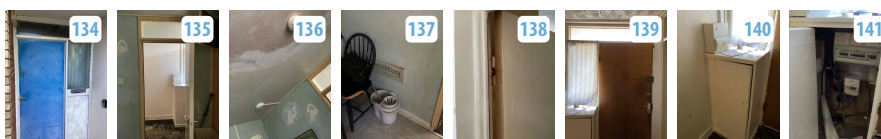
Ventilation from bathroom is via an openable window.

Air grille between kitchen and hallway.

Pipework hidden behind boxing construction in kitchen and toilet above.

Rising butt hinges, no self closer on kitchen door, with fire rated, Georgian wired glazing.

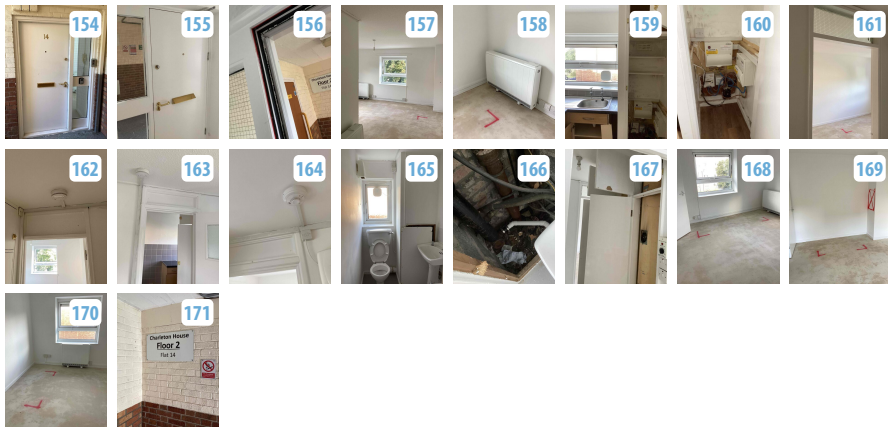
LOCATION Void flat 12 17/9/2024





Single level, one bedroom, hallway protected layout (unknown fire performance of glazing): hallway, lounge leading to kitchen, bedroom, bathroom.  
 Main entrance is a fire door, due to proximity to staircase. Working self closer, combined intumescent strip and cold smoke seal, metal letterbox with intumescent sleeve, Georgian wired glazed side panels, spyglass, 3 hinges, openable from escape side without a key.  
 Fire detection: smoke alarm in hallway and lounge and heat alarm in kitchen.  
 Electrical heating.  
 Ventilation from kitchen is via an extract fan and an air brick.  
 Ventilation from bathroom is via an extract fan.  
 Pipework hidden behind boxing construction in bathroom, some access to floor below.  
 Various markings for structural intrusive assessment, red spray paint.

LOCATION Void flat 14, 17/9/2024



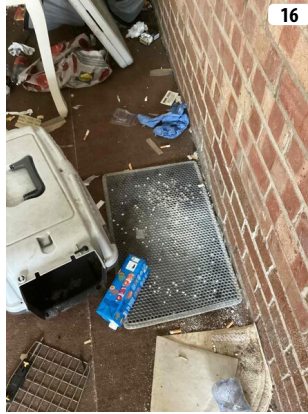
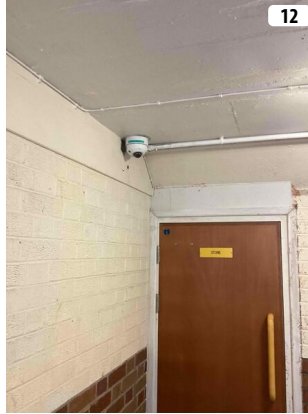
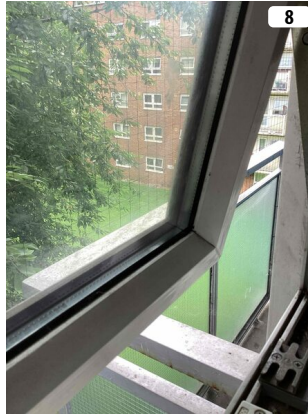
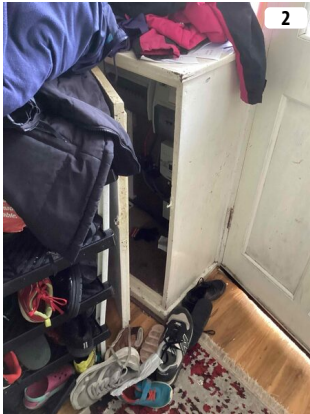
Flat survey escorted by Synergise staff.  
 Intrusive survey works have been carried out, with additional support to the lounge (6x props and timber planks).  
 Access to the ductwork leading through the flat.  
 Structural elements have been exposed.  
 Walls are of brick, shafts are blockwork, floors are reinforced concrete.

LOCATION Flat 14, accessed from the staircase, 17/10/2024

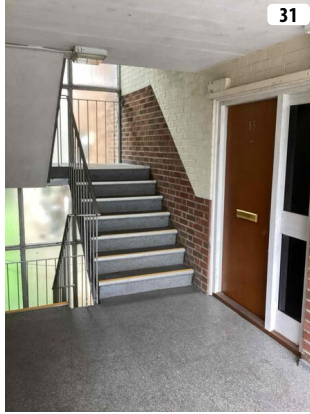
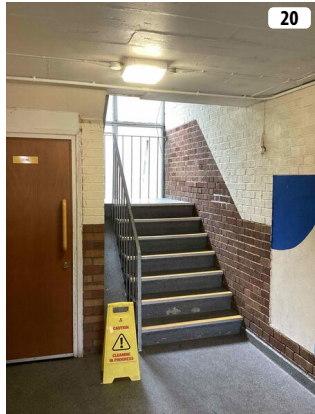
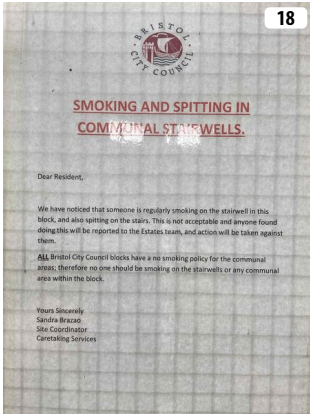




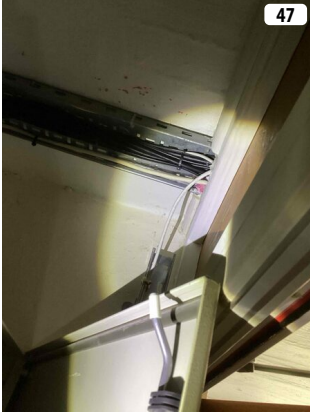
# 5 PHOTOS



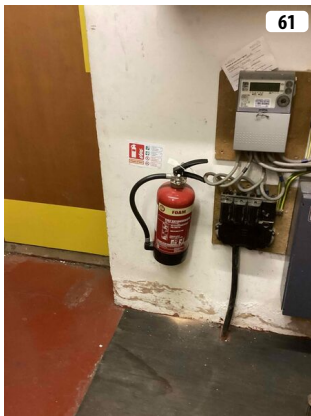
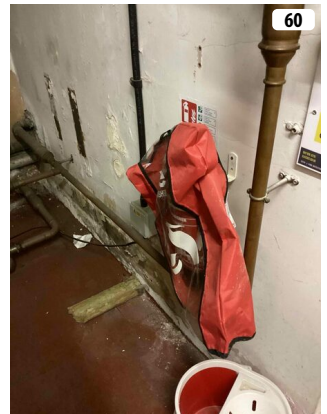
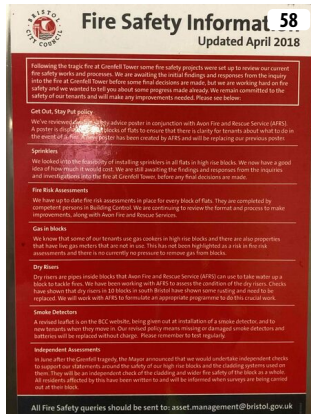
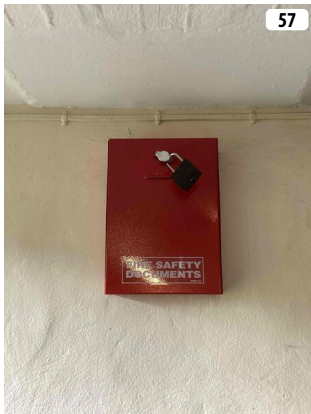
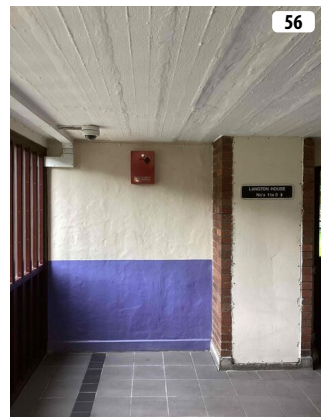
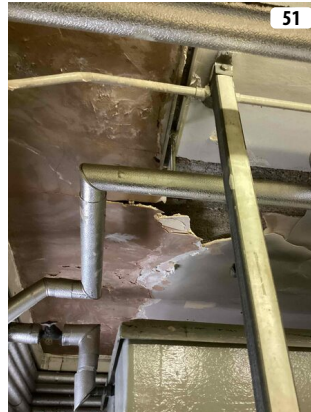
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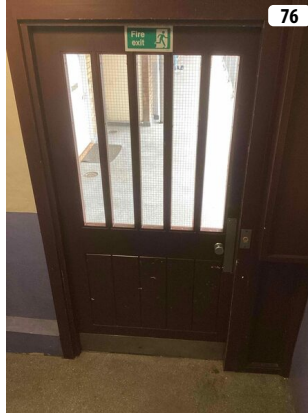
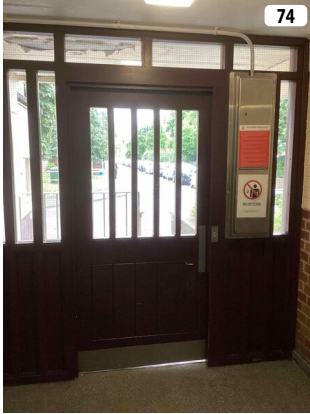
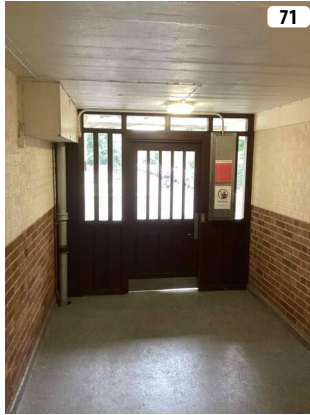
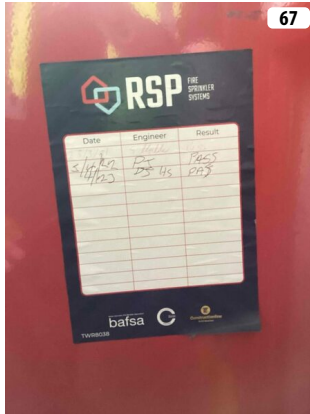
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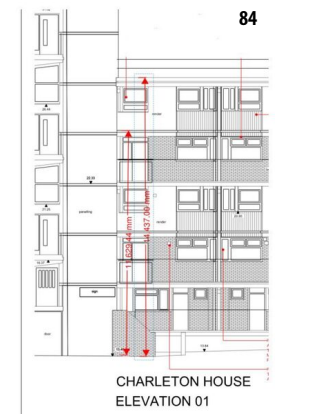
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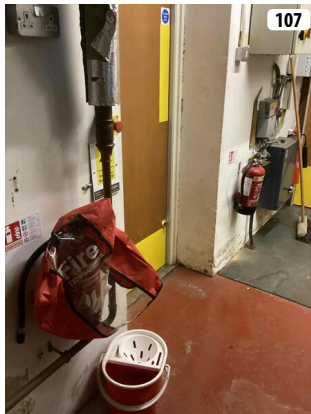
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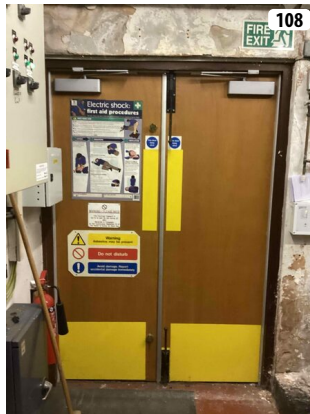
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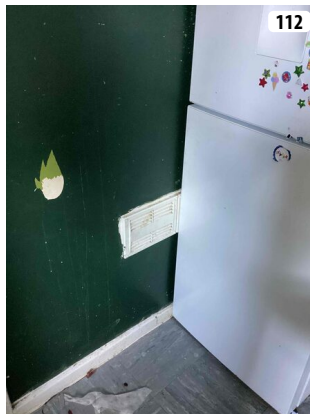
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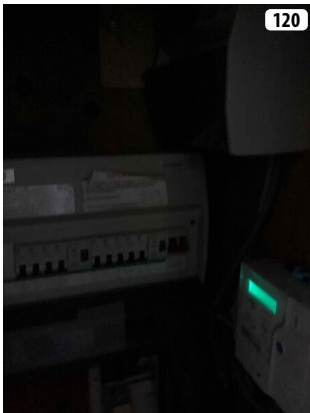
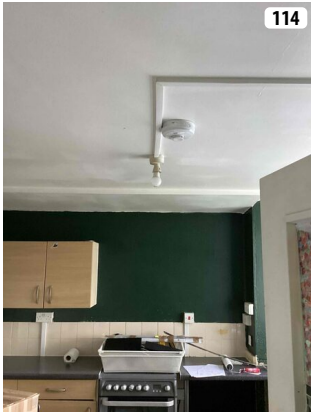


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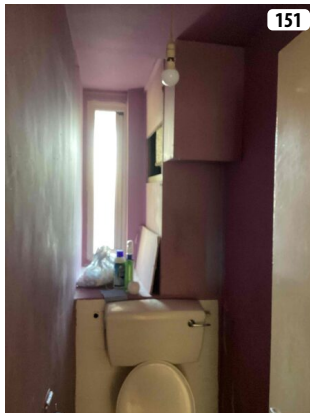


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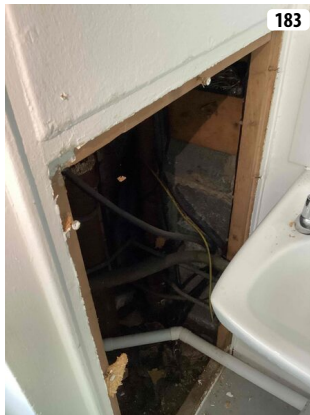
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# 6 ACTION PLAN

## Control of Sources of Ignition

- Implement measures to control access for mobility scooters and electric scooters and e-bikes to reduce the likelihood these will enter the premises. Resident engagement sessions should help to educate users regarding the safe use, storage and charging of any electrical or higher risk devices.

WHY Some modern vehicles and recreational devices present a higher risk of ignition and fire spread.  
REFERENCE RB-PRUDJE

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- If not already being done, the installation should be checked at appropriate periods by a competent person or approved contractor (NICEIC or equivalent.) Records should be kept, giving details of the installations inspected, any hazards observed and associated repairs undertaken.

WHY No evidence was found on site certifying that the fixed electrical installations are subject to periodic inspections by professional (accredited) contractors in accordance with BS7671.  
REFERENCE RB-HTXLQX

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

- A competent contractor should be instructed to test the efficiency of the lightning protection system in line with the guidance provided in BS EN 62305-3.

WHY No testing documentation was available for the lightning protection system.  
REFERENCE RB-Z7RH68

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

- Advise residents of the no smoking policy within the communal areas.

WHY There is evidence of illicit smoking, e.g. cigarette litter/burn marks/scorch marks.  
REFERENCE RB-H2LABC

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

## Control of Sources of Fuel

- Periodically clean this area and ensure residents are aware of the need to keep these areas unobstructed and clear of any fire loading.

WHY Build up of waste and inappropriate storage.  
REFERENCE RB-67KNPX  
LOCATION Top of staircase, near flat 22

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

# Fire Resisting Construction

- Although an alternative stair is available, the flat entrance door should be upgraded to provide 30 minutes fire resistance and include a positive action, self closing device.

Door to flat 13 has suffered extensive damage to the door leaf and frame, adversely affecting the fire performance and security.

(Access to these flats was not possible during the assessment).

WHY Flat opens into the staircase.  
REFERENCE RB-YAMRGZ  
LOCATION Flats 13, 14, 21 and 22

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- Carry out remedial works to the compartmentation/fire resisting construction identified. Any works should be carried out by a competent person, using appropriate materials, within the manufacturer's specifications.

WHY There are defects within the compartmentation/fire resisting construction within the property.  
Fire stopping to services penetrations is missing or of a poor standard relying on expanding pink foam.  
REFERENCE RB-V6SWDJ  
LOCATION Ground floor services

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- Type 4 intrusive surveys have been commissioned as part of the ongoing programme of remedial works. One element of these inspections is to confirm that there is adequate fire separation between flats and within the common areas, also they are set to identify if the structure is suitably protected or so that the necessary remedial works can be identified.

Initial results have highlighted a number of issues. Defects include lack of fire stopping for service penetrations (electrical cables, small pipes, soil pipes and drainage). Additionally the structural fire performance of the main elements is limited.

Remediation of minor services penetrations and passive fire protection around the soil pipes is already taking place. Measures to reduce the hazard from structural defects are also under consideration as part of the longer term remedial works.

WHY There are a number of points which require additional work to assess and remediate the fire safety arrangements in place. This includes fire stopping around the soil pipes as they transit vertically through the block.  
REFERENCE RB-IQD9N1

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

- Ensure the boiler room is protected by suitable fire resistant construction, with all penetrations blocked to EI60 standard.

WHY The ceiling has started to fail, opening up gaps and reducing the amount of fire resistance towards the main accommodation block above (some area is a flat roof only).  
REFERENCE RB-K12FDY  
LOCATION Boiler room

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- The construction design should be assessed by competent engineers, it is essential for the council to assess the risk of disproportionate collapse in case of a serious fire, as part of their safety case.

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

This work at the site has already been initiated, structural engineers from Ridge are supporting intrusive assessments of the construction in order to assess the performance under various conditions and scenarios.

WHY The Building Safety Case must include detail regarding the construction and its performance in certain conditions.

REFERENCE RB-SGDUKS

- More detailed structural assessments based on intrusive inspections carried out by Ridge will provide further details on what conditions affecting the main structure and defects have been highlighted.

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

Based on the current level of information and findings, in the short term a full simultaneous evacuation strategy should be implemented, supported by a waking watch and communicated to all relevant persons (including those who may work at the blocks and other areas which do not form part of the accommodation flats). This approach may initiate an evacuation of the block first involved in an incident, followed by further evacuations of the other connected blocks if the situation develops.

In the longer term, other solutions may be possible which are less reliant on management protocols and additional staff. These may include the retrospective installation of a domestic sprinkler system to control the growth of a fire and therefore reduce the impact on the structure. The installation of a suitable common fire detection and alarm system which could remove the need for a waking watch. It may be possible to upgrade elements of the structure, although there is evidence that this approach has already been adopted to a certain extent.

WHY Intrusive surveys have identified deficiencies in the primary concrete structure, meaning they may not provide the required levels of fire performance. Although there may be adequate fire separation between the different accommodation units (typically 60 minutes), if the main structure could be compromised before that, then the stay put fire strategy is not appropriate.

REFERENCE RB-ZBRCQH

LOCATION Main structure

## Measures to Assist the Fire Service

- Following completion of sprinkler system installation and/or structural remediation, change common fire alarm to an emergency evacuation alert system EAS to BS 8629.

DUE 21/02/2026 BY No One Assigned

Long Term

NOT STARTED

WHY A common fire alarm is a possible future control measure, this could be reconfigured after it is no longer required to create an emergency evacuation alert system.

REFERENCE RB-F94BUY

**NOT STARTED**

- A secure information box (SIB) is provided at the ground floor near the main entrance.

The SIB is a facility for fire-fighters and the content should be restricted to information relevant for the fire and rescue service (FRS) during an incident. Unnecessary and unclear information could delay the FRS response.

Building plans should be A3 size and be encapsulated or placed inside plastic wallets so that they can stand up to the rigors of use. There should be two sets of all plans.

The Emergency Response Pack contains information that is required for the purpose of operational firefighting and rescue. Accordingly, the contents need to be "tailor made" for the building and residents in question, but should always comprise, as a minimum:

- a log book for the purpose of recording events that occur in respect of the SIB system including emergency use, system updates etc;
- an 'Off The Run' notice containing details of any fire-fighting fixed installations not available for use and/or unresolved fire safety issues;
- a summary of information useful to the Fire & Rescue Service on arrival at an incident;
- an orientation plan, showing the location of the building in relation to surrounding buildings and other reference points (e.g. roads) and also water supplies;
- a building layout plan showing the internal layout, including up to date floor plans;
- a simple layout plan (if not provided in the orientation plan) showing water supplies for firefighting including hydrants, emergency water supplies, wet riser supplies etc.;
- simple layout plans showing facilities of particular relevance to operational firefighting and rescue including relevant information regarding any lift(s) intended for use by the FRS;
- information on residents with mobility, cognitive or sensory impairment(s);
- significant fire safety issues – any compartmentation, external wall system or other fire safety issues which may affect fire behaviour in the premises;
- a description of the current evacuation strategy, e.g. stay put.

After any incident, the contents should be checked to ensure that they are complete and available for use.

It is recommended that the fire service is invited to review the site (if they have not already done so), familiarise themselves with the building and make recommendations for any information required.

**WHY** A secure information box (SIB) is an additional control measure, as it is not known how familiar the fire service are with the building.

Guidance on best practise has been provided. Relevant information should be included in accordance with BS9999/9991 or LFB Guidance Note 70. Liaison with the local fire and rescue service will determine any specific requirements.

**REFERENCE** RB-SEIWZX

## Fire Procedures and Training

- A waking watch is in place at the building to support a change to the evacuation strategy from 'Stay Put' to 'Temporary Simultaneous Evacuation'.

It is strongly recommended that the 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Fourth Edition) is followed.

This includes (but is not restricted to) the following items:

- Ensuring that the change in the strategy is clearly communicated to all residents;
- Confirming that all of the residents are able to evacuate the building in the event of a fire;
- The waking watch should be seen as an immediate temporary measure only whilst arrangements are made to install a common alarm system as soon as possible.

It is imperative that the individuals undertaking the waking watch have their roles and actions clearly defined, and they should be competent to fulfil the role. This means they have sufficient training and experience or knowledge and other qualities to ensure they can fulfil the role.

REFERENCE RB-FXMV5X

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- Replace the various types of 'Fire Action' notices with one design, adequately describing a 'Full Evacuation' policy. Although typically the same notice is recommended for consistency, having similar notices in different languages is acceptable, to reflect the nature of the residents.

WHY The 'Fire Action' notices are not correct. Some of the notices describe a 'stay put' policy, while a 'full evacuation' policy is required for this type of building, although in the longer term it may be appropriate to return to a 'stay put' strategy in the future.

REFERENCE RB-F8G1VC

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- Carry out fire evacuation drills in accordance with paragraphs D.12 to D.16 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

It should be noted:

- Fire evacuation drills that take place for the waking watch or common fire alarm should be solely for the purpose of testing the actions of any persons coordinating the evacuation of the building and waking watch members.
- Residents, unless part of the waking watch, do not need to be part of these drills.

WHY It could not be confirmed at the time of the assessment whether or not effective fire evacuation drills are carried out.

REFERENCE RB-ES6LK5

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- Review residents for any special fire precaution measures in accordance with section 10 of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

This includes (but is not limited to):

-The Responsible Person should make and record reasonable endeavours, through a range of methods, to identify anyone who may need assistance to evacuate their flat and the building in the event of a fire in the resident's flat or elsewhere in the building.

-The Responsible Person should, with the engagement of the individual, develop a Personal Emergency Evacuation Plan (PEEP) that, as a minimum, should include how the individual is made aware of a fire in the building and their route, facilities, and options to support their evacuation. For example, additional signage, lighting, handrails, tactile flooring, and evacuation information in accessible formats.

REFERENCE RB-35PYYY

## Fire Fighting Equipment and Fire Detection Systems

- The fire extinguishers should be checked periodically to make sure they are correctly in place and available for use. Extinguishers must be tested and maintained on an annual basis in accordance with BS 5306-3 and with the manufacturer's instructions.

DUE 21/08/2025 BY No One Assigned

Medium Term

NOT STARTED

A visual inspection should be carried out at least once a month by the responsible person. This should check that:

- each extinguisher is correctly located in its designated place;
- each extinguisher is unobstructed and visible;
- the operating instructions of each extinguisher are clean and legible and face outwards;
- each extinguisher has not been operated and is not obviously damaged or has any missing parts;
- the reading of any pressure gauge is within the green zone;
- any indicator fitted to an extinguisher is within operational and safety limits;
- the tamper indicators of each extinguisher are not broken or missing.

WHY The fire extinguishers are not all adequately maintained. Last service date: March 2023.

REFERENCE RB-XLP19Z

- Improve signage indicating where the dry riser inlet is located.

DUE 21/08/2025 BY No One Assigned

Medium Term

NOT STARTED

Additionally, improve signage for the inlets and outlets of all rising mains, helping to clearly identify the location and which riser is in use.

WHY The inlet for this block is behind an access door, at the base of the staircase which is shared between three adjacent blocks. There are a number of dry rising mains at the site which could be in use during a fire incident.

REFERENCE RB-8B5SP9

LOCATION Dry riser inlet

- Identify which services are routed through the dry riser shaft.

DUE 21/08/2025 BY No One Assigned

Medium Term

NOT STARTED

Relocate any higher risk electrical services.

WHY There are a number of mechanical and electrical services running through the dry riser shaft. Low risk water services cabin be deemed acceptable in limited circumstances. Higher risk electrical hazards should be relocated.

REFERENCE RB-AZR7WZ

LOCATION Dry riser shaft

- Ensure that dry risers have a 6 monthly visual check and a water test every 12 months in accordance with BS9990:2015 and records are available for checking.

DUE 21/08/2025 BY No One Assigned

Medium Term

NOT STARTED

WHY The dry risers may not be maintained/serviced appropriately. No records of servicing or maintenance were available or the records were out of date. Stickers in the outlet box indicate a last service date: April 2023.

REFERENCE RB-AASQRS

- Automatic water suppression remains one of the most effective control measures for limiting the spread of fire and improving life safety. During any future refurbishment works, give consideration to the possibility of retrofitting automatic water suppression. Industry associations (e.g. British Automatic Fire Sprinkler Association, National Fire Sprinkler Network) and the local fire and rescue service may be able to provide supplementary support for such an approach when engaging with the residents.

DUE 21/02/2026 BY No One Assigned

Long Term

NOT STARTED

Sprinkler protection is considered an essential control measure, as a result of the assessment of the risk of disproportionate collapse of the structure in case of fire. Although some physical upgrades to the main structure may be feasible, limiting fire growth with the installation of sprinklers is one of the most effective control measures which should form part of the approach to reducing risk at the blocks in the longer term.

WHY Sprinkler systems present a realistic and effective control measure for improving both life safety and property protection. Currently plans are ongoing with regards to the retrofitting of any automatic water suppression, (most likely to be traditional sprinklers as opposed to water misting).

REFERENCE RB-CDZY3X

- By providing automatic fire detection, interfaced with a shut-off valve, the risk of a fire affecting the main gas supply can be greatly reduced.

(This finding has been actioned already, with the isolation of the gas supply taking place outside of the main building).

WHY There is a gas supply to this room and the adjacent boiler room.

REFERENCE RB-YY774F

LOCATION Laundry

DUE No Due Date BY No One Assigned

NOT STARTED

No Timescale

- It is recommended that the existing Grade D LD2 fire alarm system is upgraded to a Grade D LD1 system by providing detection in all habitable rooms, including heat detection in the kitchen and smoke detection in all habitable rooms.

WHY The existing fire alarm system installation is of a lower standard than that recommended in the NFCC guidance for multi storey flats.

REFERENCE RB-K4AF16

DUE 21/08/2025 BY No One Assigned

NOT STARTED

Medium Term

- As soon as reasonably practicable, install a common fire alarm system to support the change to the temporary simultaneous evacuation strategy, in accordance with Appendix A of 'Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built blocks of flats' (Version 4).

This includes (but is not limited to):

-The common fire alarm system should be designed in accordance with the recommendations of BS 5839-1 for a Category L5 system, except that the sound pressure level of the fire alarm signal within flats need only be 85dB(A) at the open doorways of every bedroom in each flat.

-The design of the alarm should also account for residents who are unable to hear an audible signal, and appropriate additional devices should be provided in accordance with BS 5839-1.

-Any fire detection and fire alarm system should be designed, installed, and commissioned by an appropriately qualified, third-party certificated, Competent Person/s.

REFERENCE RB-GQQ193

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

## Means of Escape

- Confirm the system fails to safe in the event of a power failure.

Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

WHY Final exit door has an electro magnetic security device fitted. There is a day to day activation switch.

REFERENCE RB-6H1P7D

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- Confirm the system fails to safe in the event of a power failure.

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

Provide a Type A, green box manual call point override (or similar) so that these devices can be deactivated should the other features fail in fire conditions.

WHY Final exit door has an electro magnetic security device fitted. There is a day to day activation switch.

REFERENCE RB-8AN8B5

- It is recommended that a survey of the site be undertaken and sufficient escape lighting be installed in order to comply with guidelines laid down in BS5266-1 2016.

DUE 21/08/2025 BY No One Assigned

Medium Term

NOT STARTED

WHY Inadequate or no emergency escape lighting is installed to the site, including the escape routes and any ancillary rooms. Although much of the deck access is in open air, enclosed staircases and landings should have some provision.

REFERENCE RB-TM7YKW

- At time of any subsequent refurbishment, consider the guidance in BS 8899 and upgrade lifts as far as is reasonably practicable towards the relevant firefighting lift standard.

DUE 21/02/2026 BY No One Assigned

Long Term

NOT STARTED

WHY The legacy lifts are not full evacuation or firefighting lifts.

REFERENCE RB-LFG3B4

## Fire Safety (England) Regulations 2022 (FSER2022) & Building Safety Act 2022 - Requirements

- Annual information must be provided to all residents in accordance with FSER2022.

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

REFERENCE RB-ASPJ2Q

- In accordance with Article 21A of the Fire Safety Order, residents must be given information on relevant fire safety matters, including:

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

- the risks identified by the fire risk assessment
- the preventive and protective measures
- the name and contact details of the responsible person
- the identity of the fire risk assessor
- the identity of companies responsible for fire equipment
- any other matters raised by the enforcing authority.

Records must be kept of the relevant fire safety matters and evidence that this information has been provided to residents.

REFERENCE RB-VV8QDS

## General

- Assessment of the fire risks of external wall system (EWS) and any cladding are excluded from the scope of this current fire risk assessment, as this is outside of our expertise. Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building.

This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/resourceLibrary/fia-guidance-on-the-issue-of-cladding-and-external-wall-construction-in-fire-risk-assessments-for-multi-occupied-residential-premises-pdf.html>).

This assessment by specialists should be carried out in accordance with PAS 9980.

Based on an external, visual only assessment of the premises, there are a range of materials in use. There are low fire risk areas (e.g. brickwork, concrete, areas of silicate based render) and areas which are what is expected to be poorer reaction to fire performance and therefore a higher risk (e.g. spandrel panels, timber cladding). Glazing to the flats incorporates UPVC frames and double glazed window units in a range of sizes and configurations.

We have been informed that part of the programme of remedial works includes replacing higher risk areas of the EWS, which is already scheduled to be upgraded during 2025 in accordance with current Building Regulations requirements. This is likely to constitute Category A work, requiring approval by the Building Safety Regulator

This action is necessary to assess the extent of any fire risks and identify what control measures are required. Due to the defects which have already been identified regarding the structure, this has resulted in the adoption of a 'Full Evacuation' strategy supported by a waking watch. Therefore these interim measures can already compensate to some extent for any increased risk caused by timber cladding or other higher risk elements of the external wall.

REFERENCE RB-JEBDQM

- Periodically clean this area to prevent the build up of any flammable material.

If this area is to be used for storage, any air bricks should be fire stopped with a suitable material.

WHY Fire door with air bricks, allowing the spread of smoke into the escape staircase.

REFERENCE RB-C75TX6

LOCATION Under stairs store

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

DUE 21/05/2025 BY No One Assigned

NOT STARTED

Short Term

- Ensure all safety covers are closed when access is not required.

DUE 21/05/2025 BY No One Assigned

Short Term

NOT STARTED

Remind staff of the importance of maintaining all passive fire safety measures in place.

WHY Ensure all covers designed to prevent unwanted ignition are left closed.

REFERENCE RB-78ANQY

LOCATION Ground floor electrical services

- The Responsible Person should ensure that all the statutory and recommended servicing, testing and compliance checks have been completed and any defects or deficiencies have been rectified.

DUE 21/08/2025 BY No One Assigned

Medium Term

NOT STARTED

WHY In some instances, we have been advised by the person consulted onsite/client/Responsible Person that there are programmes/systems in place to carry out statutory and recommended servicing, testing and compliance checks. There may also be indications that servicing or maintenance has been carried out such as stickers or other records onsite. Where provided, this information has been noted in the relevant part of the assessment. We may not have seen evidence that this work (or any associated remedial work) has been completed.

REFERENCE RB-PWUEV8

- Liaise with the local fire and rescue service. Review the signage at the site and ensure it effectively indicates the floors, flat numbers and dry riser provisions.

DUE 21/08/2025 BY No One Assigned

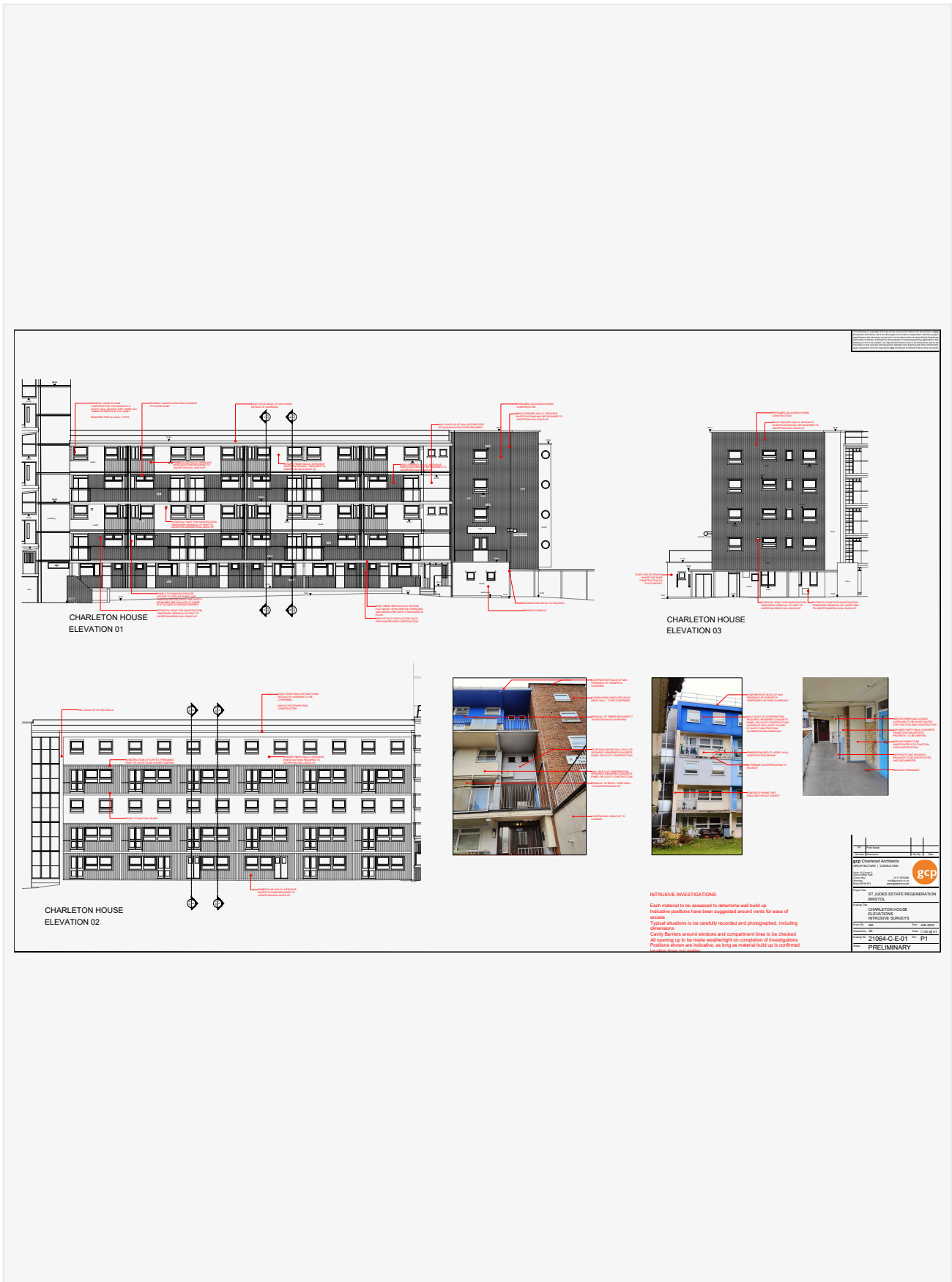
Medium Term

NOT STARTED

WHY The site overall incorporates a number of different blocks, staircases and dry risers. This could lead to confusion or delays regarding how to approach a flat fire in an emergency. Basic signage is provided at ground floor only.

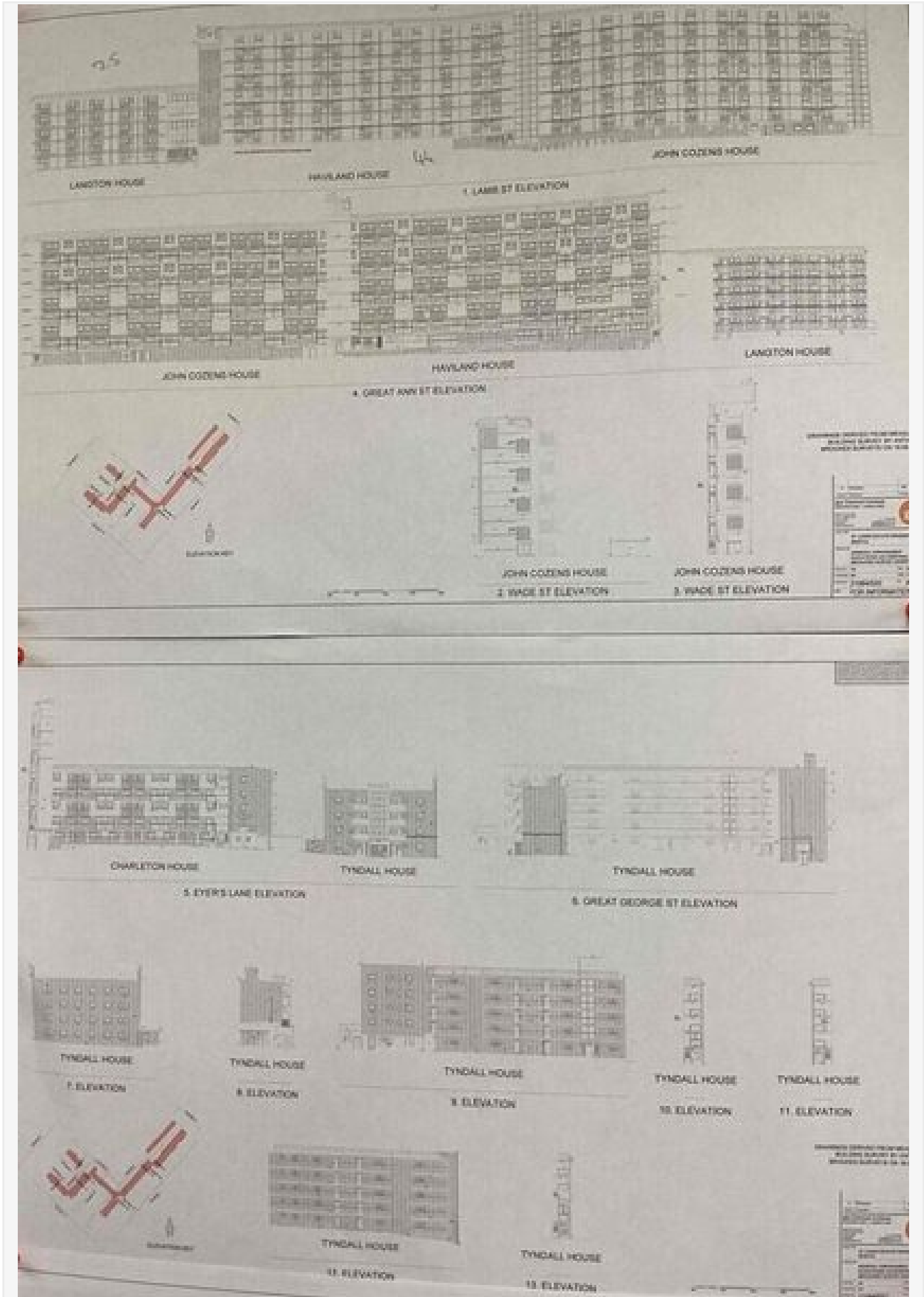
REFERENCE RB-5JGQA7

LOCATION Wayfinding signage

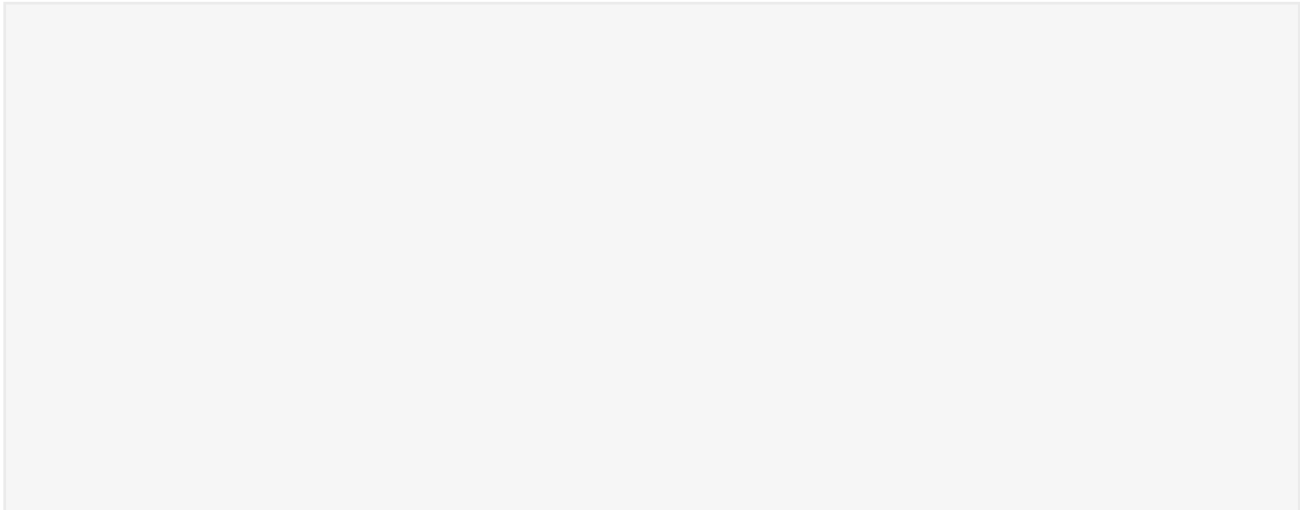




St Jude's basic elevations







LEGEND	
	Fire Extinguisher- Water
	Fire Extinguisher- Foam Spray
	Fire Extinguisher- Dry powder
	Fire Extinguisher- Carbon Di Oxide
	Fire Extinguisher- hose Reel
	Fire blanket
	Fire alarm audible sounder
	Discovery manual call point
	Discovery heat detector
	Discovery smoke detector
	Fire alarm base board
	Fire alarm panel
	Dry Riser
	Wet Riser
	Fire Hydrant
	Emergency lights
	Sprinkler System
	Emergency Gas Stop Button
	Emergency Exit Signs
	Emergency Exit Signs
	Emergency Exit Signs
	Emergency Exit Signs
	Emergency Exit Signs
	Emergency Exit Signs
	No Fire Exit Signs
	Anti-vandal Street Grill Cover
	Auto Vant Windows
	Ventilated Metal Screening
	Gas Leak Drifter
	Esc. Stair Header
	Esc. Meter
	Turnoff Control
	Flat Numbers
	Blue Dots Numbers - Fire Doors

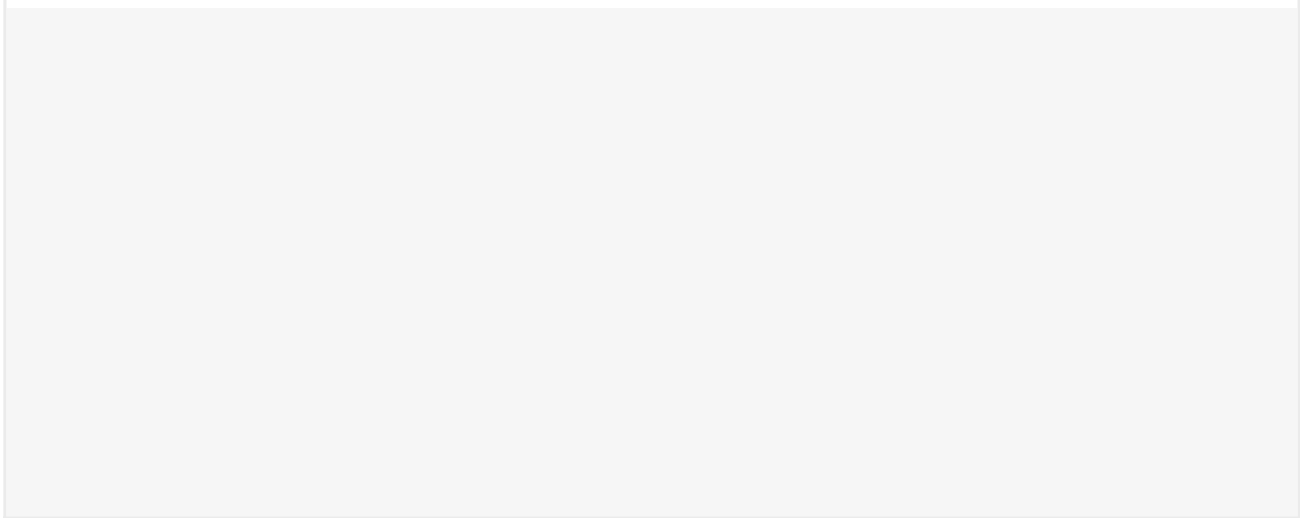


FOURTH FLOOR PLAN

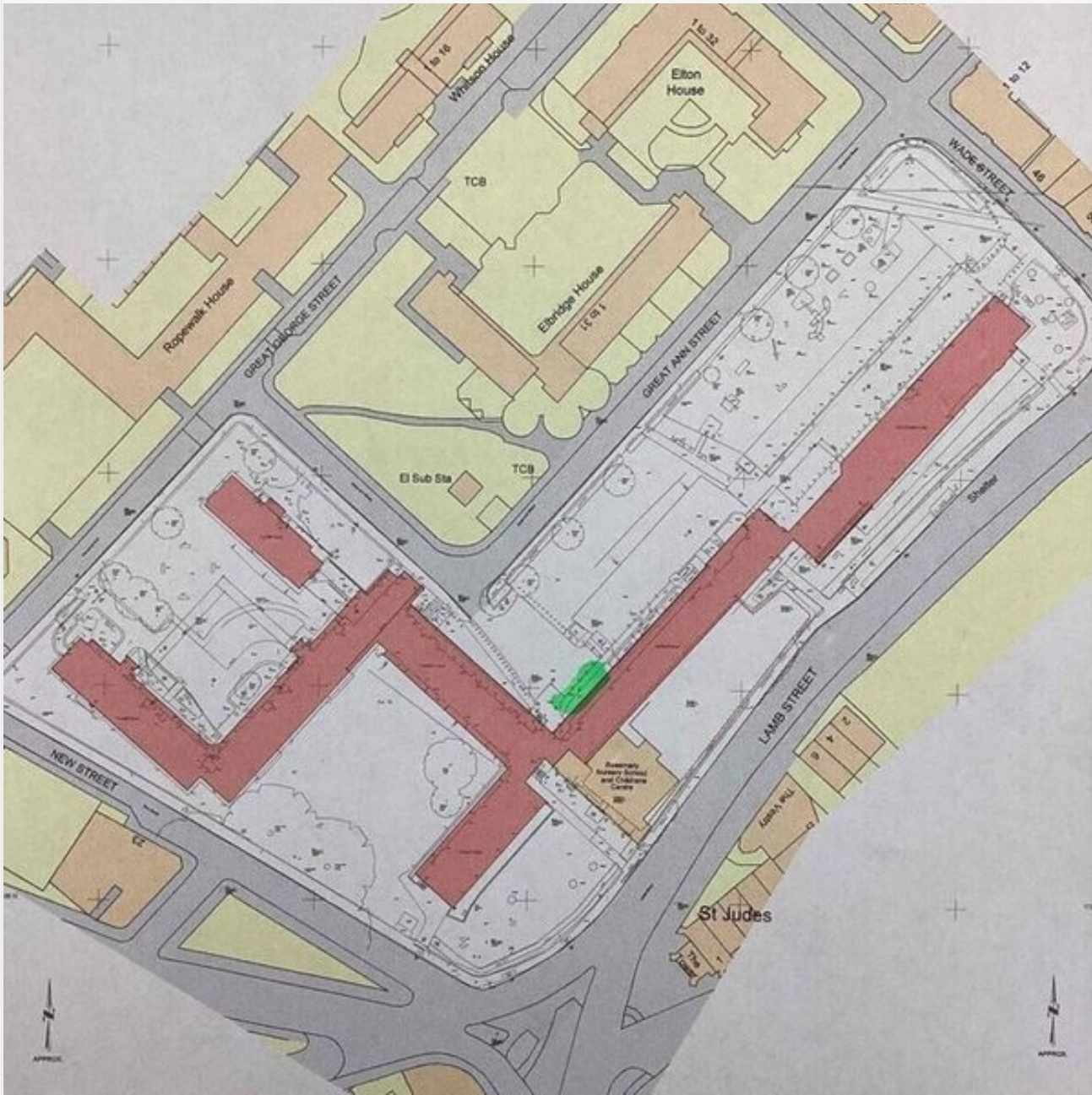


THIRD FLOOR PLAN

BLOCK 1 - 22



St Jude's basic site plan



# RIDGE

This Risk Assessment has  
been prepared by  
Ridge and Partners LLP

Ridge is a UK top 40,  
multi-discipline property  
and construction  
consultancy.

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